

# **Executive Summary Report**

## **Characteristics-Based Market Adjustment for 2007 Assessment Roll**

**Area Name / Number:** Burien / 23

**Previous Physical Inspection:** 2005

**Improved Sales:**

Number of Sales: 1222

Range of Sale Dates: 1/2004 - 12/2006

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV*</b>
<b>2006 Value</b>	\$73,500	\$148,900	\$222,400	\$255,200	87.1%	17.14%
<b>2007 Value</b>	\$87,700	\$161,000	\$248,700	\$255,200	97.5%	17.14%
<b>Change</b>	+\$14,200	+\$12,100	+\$26,300		+10.4%	0%
<b>% Change</b>	+19.3%	+8.1%	+11.8%		+11.9%	0%

	**Land**	**Imps**	**Total**	**Sale Price**	**Ratio**	**COV\***
**2006 Value**	\$73,500	\$148,900	\$222,400	\$255,200	87.1%	17.14%
**2007 Value**	\$87,700	\$161,000	\$248,700	\$255,200	97.5%	17.14%
**Change**	+\$14,200	+\$12,100	+\$26,300		+10.4%	0%
**% Change**	+19.3%	+8.1%	+11.8%		+11.9%	0%

\*COV is a measure of uniformity; the lower the number the better the uniformity.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

<b>Population - Improved Parcel Summary:</b>			
	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2006 Value</b>	\$75,200	\$147,600	\$222,800
<b>2007 Value</b>	\$89,800	\$159,400	\$249,200
<b>Percent Change</b>	+19.4%	+8.0%	+11.8%

	**Land**	**Imps**	**Total**
**2006 Value**	\$75,200	\$147,600	\$222,800
**2007 Value**	\$89,800	\$159,400	\$249,200
**Percent Change**	+19.4%	+8.0%	+11.8%

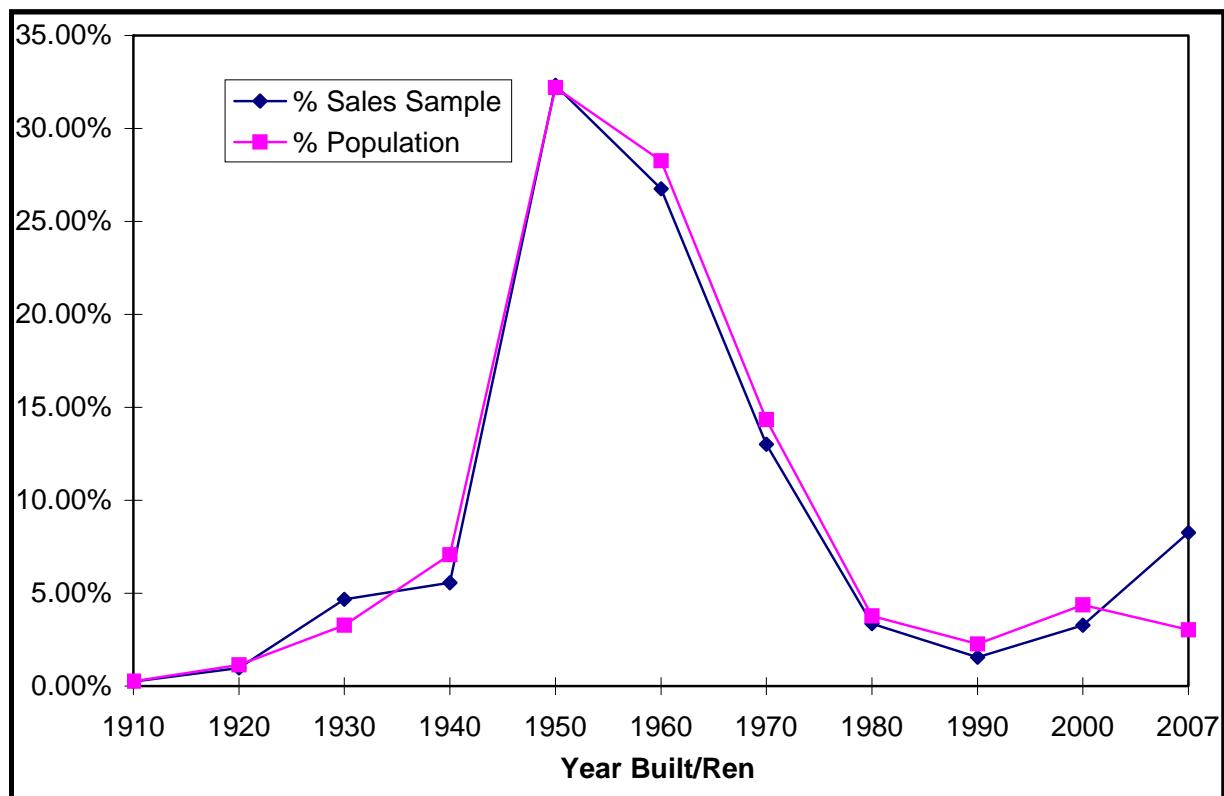
Number of one to three unit residences in the Population: 6698

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. Although analysis was completed in NCSS and several models were considered, an overall factor was decided upon for this area in order to improve the level of assessments throughout the area.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

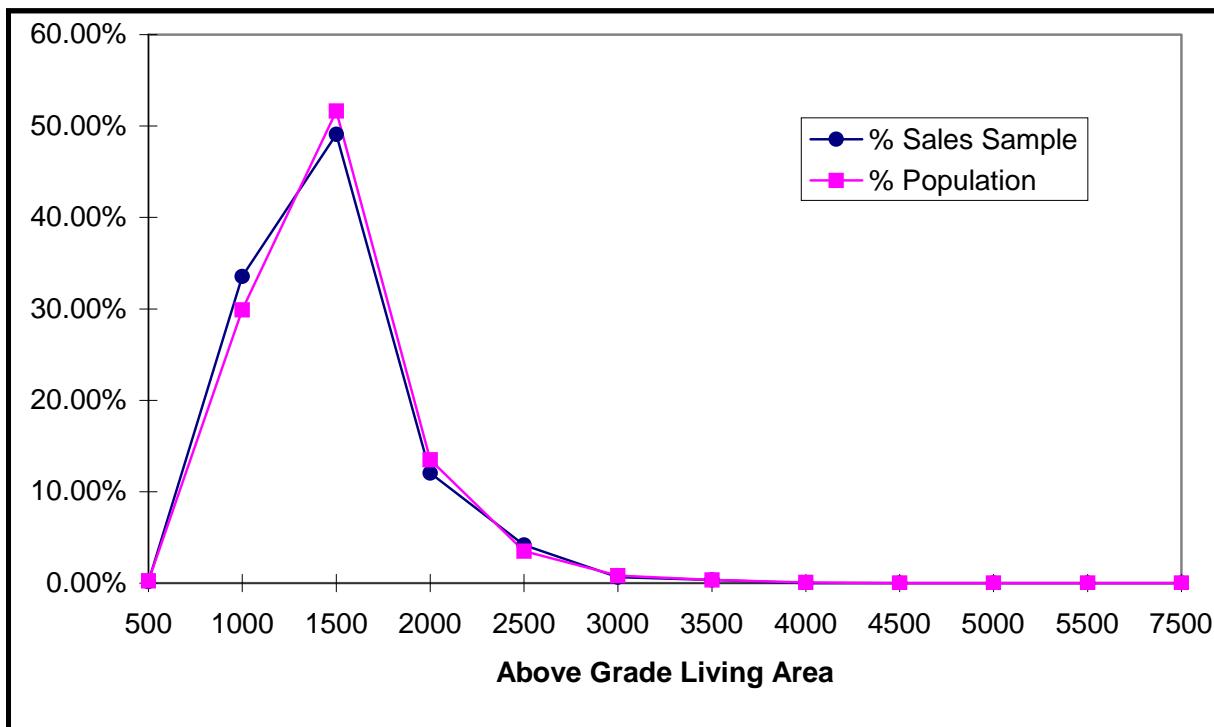
<b>Sales Sample</b>			<b>Population</b>		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	3	0.25%	1910	18	0.27%
1920	12	0.98%	1920	76	1.13%
1930	57	4.66%	1930	220	3.28%
1940	68	5.56%	1940	473	7.06%
1950	395	32.32%	1950	2157	32.20%
1960	327	26.76%	1960	1893	28.26%
1970	159	13.01%	1970	960	14.33%
1980	41	3.36%	1980	253	3.78%
1990	19	1.55%	1990	152	2.27%
2000	40	3.27%	2000	293	4.37%
2007	101	8.27%	2007	203	3.03%
	1222			6698	



Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## **Sales Sample Representation of Population - Above Grade Living Area**

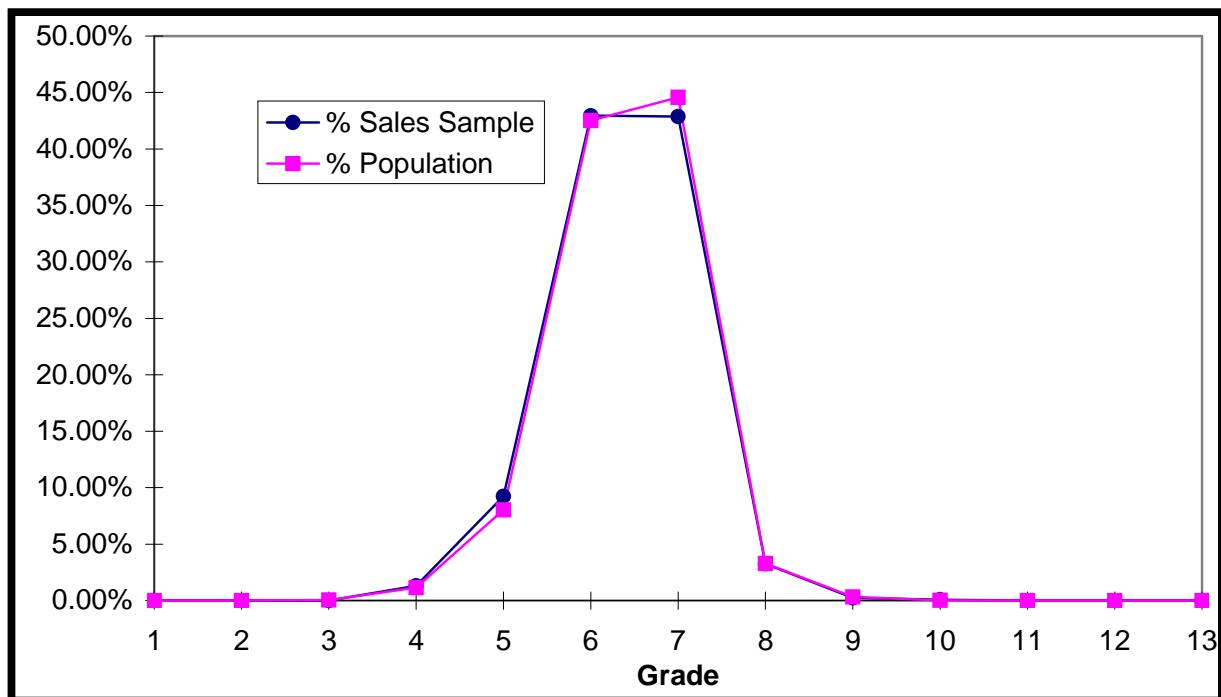
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	2	0.16%	500	15	0.22%
1000	410	33.55%	1000	2002	29.89%
1500	600	49.10%	1500	3459	51.64%
2000	147	12.03%	2000	904	13.50%
2500	51	4.17%	2500	234	3.49%
3000	8	0.65%	3000	55	0.82%
3500	4	0.33%	3500	23	0.34%
4000	0	0.00%	4000	4	0.06%
4500	0	0.00%	4500	1	0.01%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	1	0.01%
1222			6698		



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

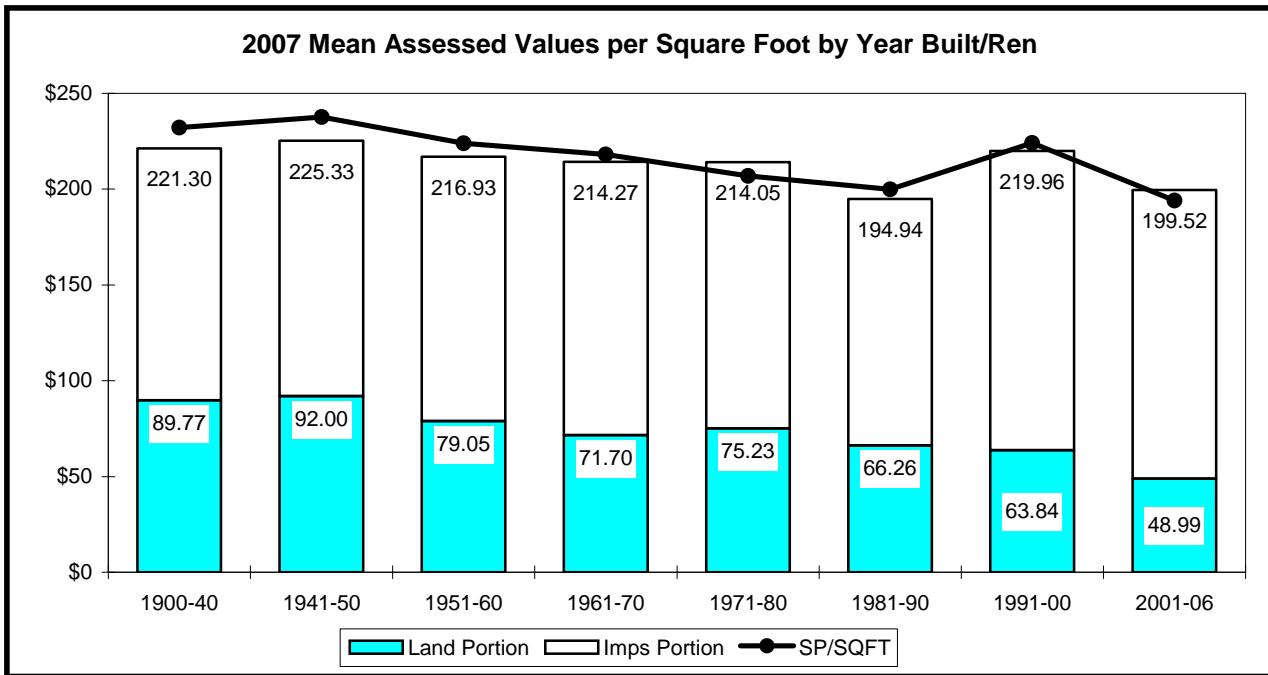
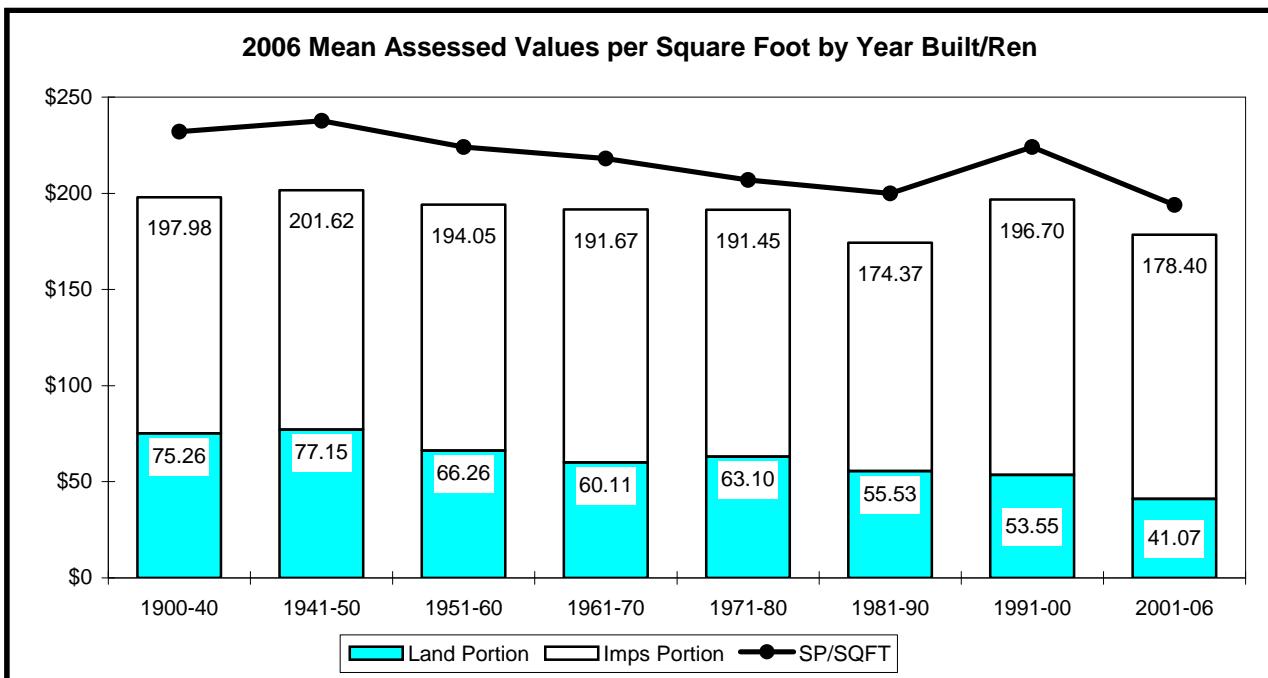
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	4	0.06%
4	16	1.31%	4	77	1.15%
5	113	9.25%	5	539	8.05%
6	525	42.96%	6	2848	42.52%
7	524	42.88%	7	2986	44.58%
8	40	3.27%	8	220	3.28%
9	3	0.25%	9	22	0.33%
10	1	0.08%	10	2	0.03%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
1222			6698		



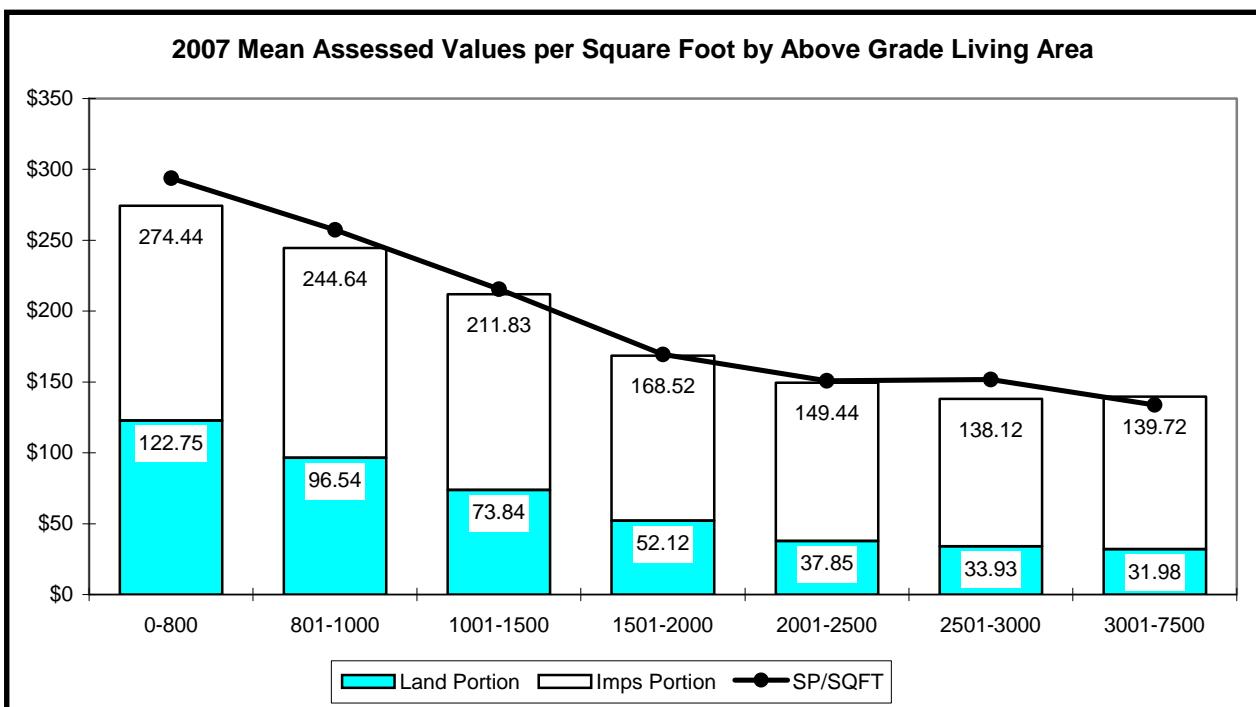
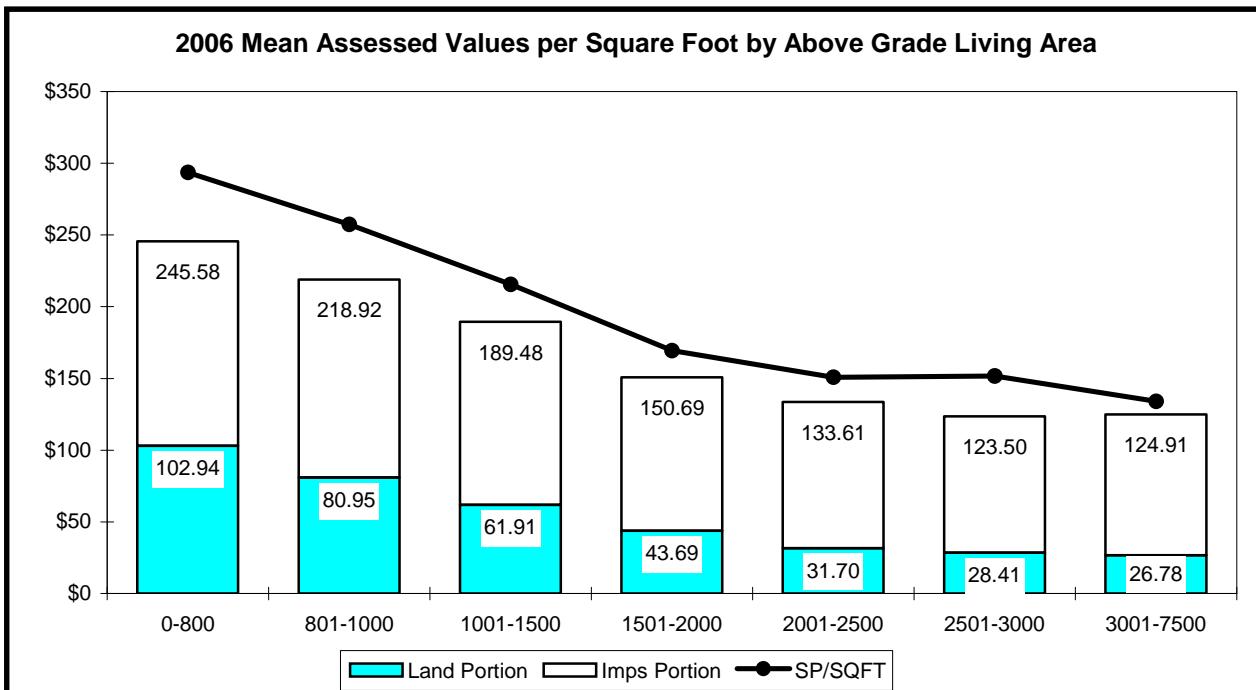
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2006 and 2007 Per Square Foot Values  
By Year Built / Renovated***



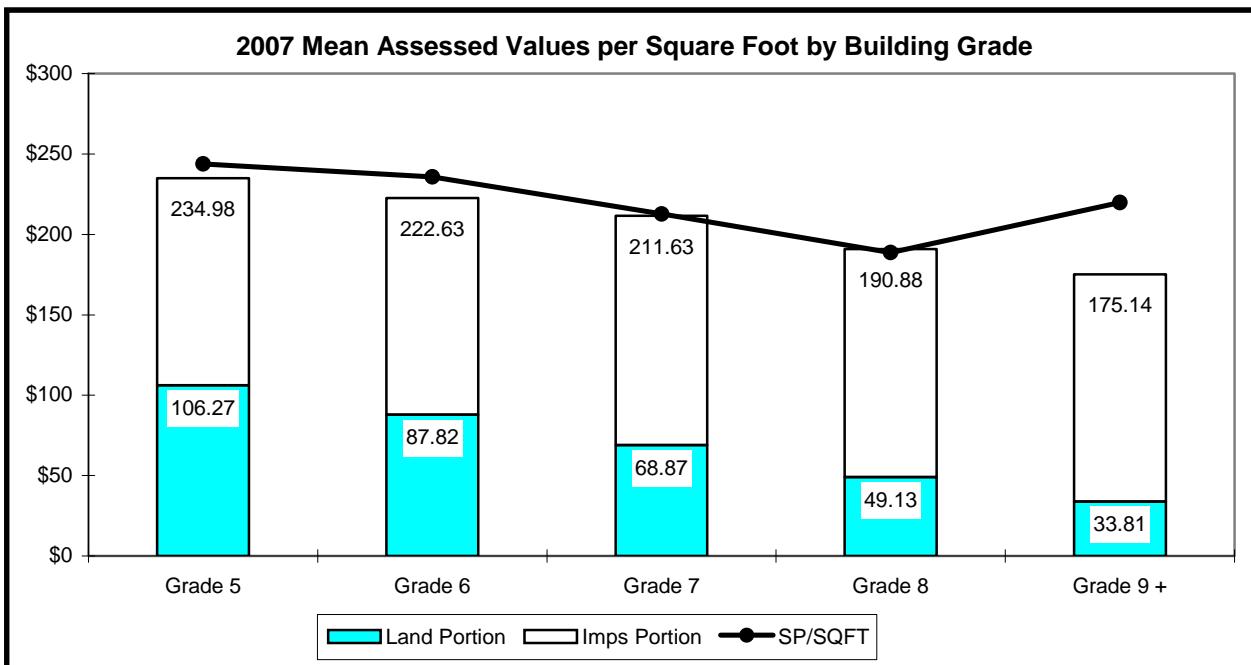
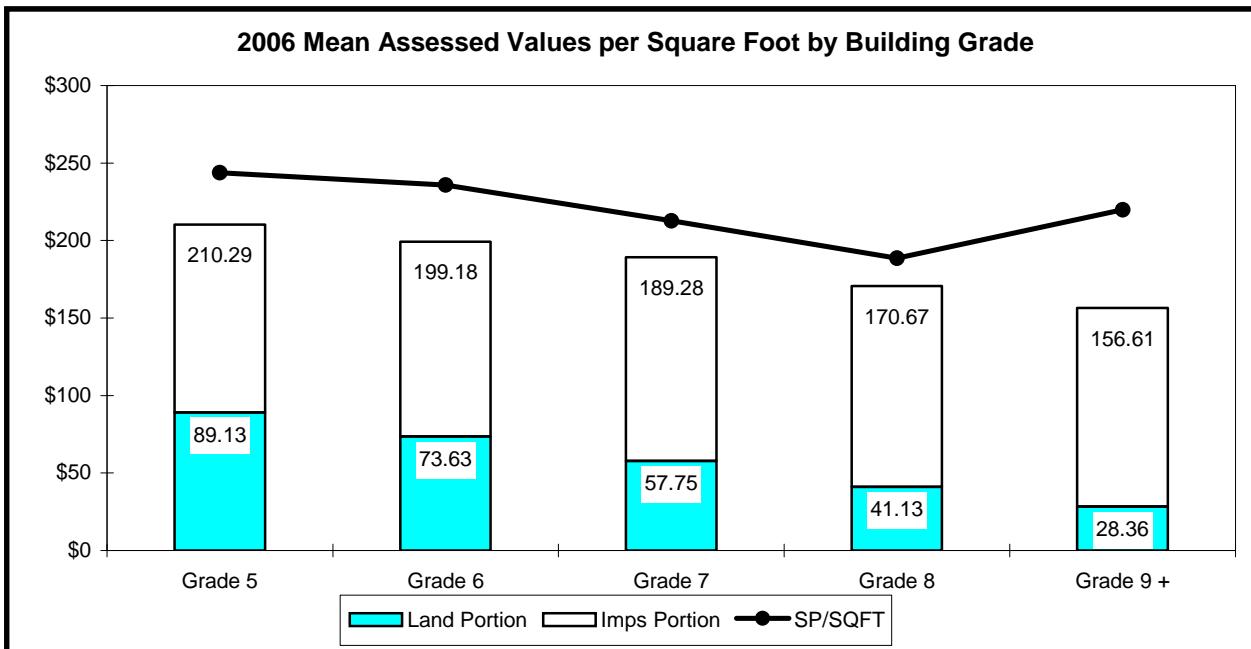
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Above Grade Living Area**

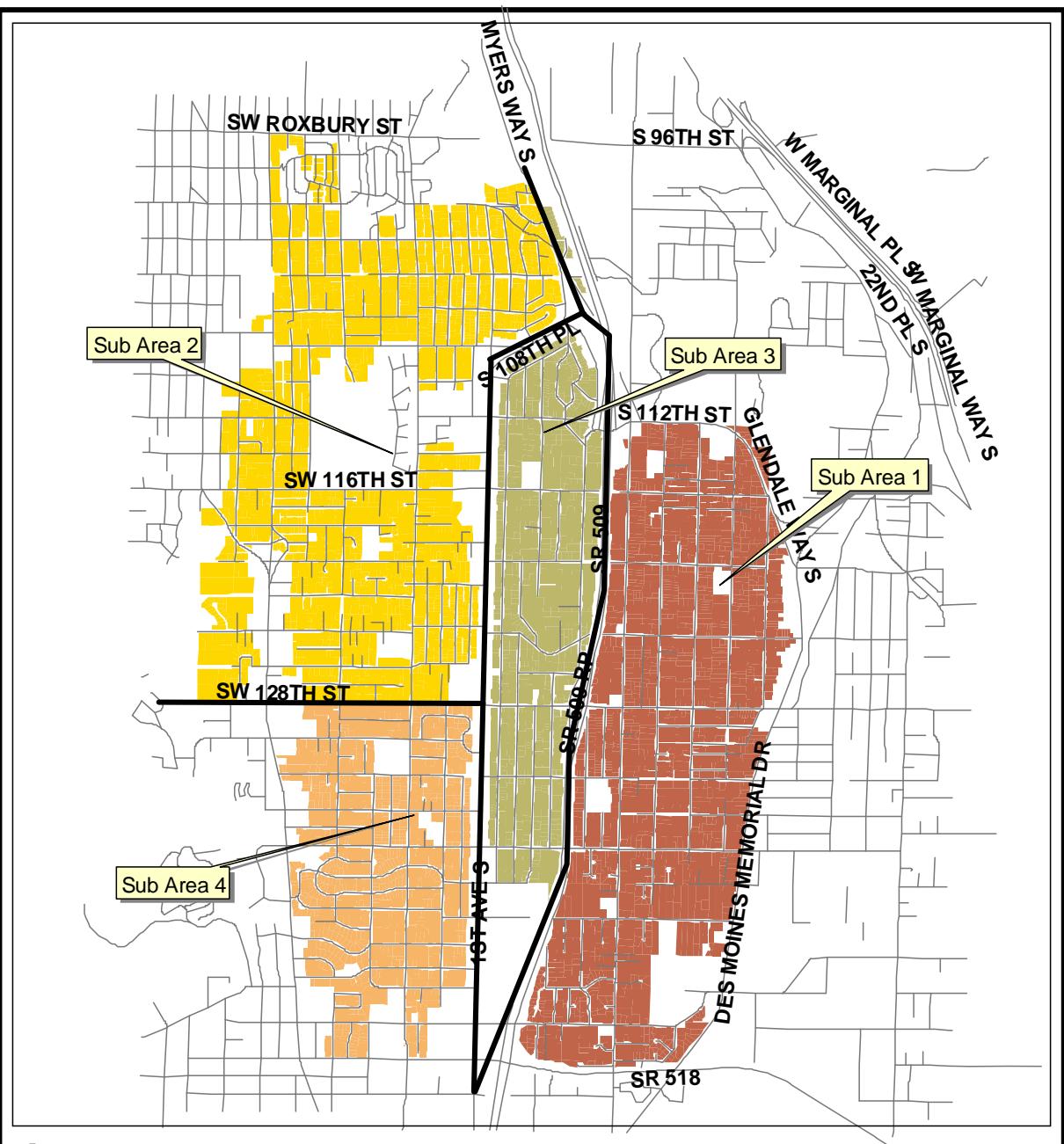


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values  
By Building Grade***



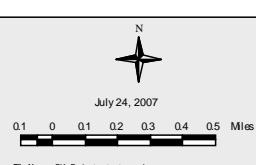
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There are only 4 Grade 9 or higher sales in the sale sample.



## Area 23

### Sub Areas

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#### Legend

- 23 streets.shp
- Area 23.shp
- 1
- 2
- 3
- 4

# **Annual Update Process**

## **Data Utilized**

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## **Land update**

Based on the 23 usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 20% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

2007 Land Value = 2006 Land Value x 1.20, with the result rounded down to the next \$1,000.

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 1222 usable residential sales in the area.

The chosen adjustment model was attempted using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable. No acceptable multiple regression was obtained.

### ***Improved Parcel Update (continued)***

The analysis results showed that no characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} \times 1.12$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value \* 1.12)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value \* 1.12).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \* Any properties excluded from the annual up-date process are noted in RealProperty.
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} * 1.12, \text{ with results rounded down to the next } \$1,000$$

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## **Area 23 Annual Update Model Adjustments**

**2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### **Overall (if no other adjustments apply)**

12.00%

### **Comments**

The overall adjustment was the only adjustment applied. Based upon 1222 sales, all 6698 parcels would receive an approximately 12% upward adjustment.

## Area 23 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.975.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
4	16	0.862	0.963	11.7%	0.848	1.079
5	113	0.865	0.967	11.7%	0.932	1.001
6	525	0.848	0.948	11.8%	0.934	0.963
7	524	0.894	0.999	11.8%	0.985	1.013
8	40	0.895	1.001	11.9%	0.954	1.048
9	3	0.751	0.840	11.9%	0.177	1.502
10	1	0.712	0.797	11.8%	N/A	N/A
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1940	140	0.863	0.965	11.8%	0.935	0.996
1941-1950	395	0.852	0.952	11.8%	0.935	0.970
1951-1960	327	0.869	0.971	11.8%	0.954	0.989
1961-1970	159	0.880	0.983	11.8%	0.957	1.010
1971-1980	41	0.923	1.032	11.8%	0.978	1.085
1981-1990	19	0.887	0.992	11.8%	0.916	1.068
1991-2000	40	0.874	0.978	11.8%	0.925	1.030
>2000	101	0.913	1.021	11.8%	0.991	1.050
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Fair	32	0.821	0.917	11.7%	0.851	0.984
Average	654	0.878	0.982	11.8%	0.968	0.995
Good	481	0.866	0.968	11.8%	0.953	0.983
Very Good	55	0.875	0.978	11.8%	0.931	1.025
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	980	0.864	0.966	11.8%	0.955	0.976
1.5	130	0.885	0.989	11.8%	0.959	1.019
2	110	0.913	1.021	11.9%	0.991	1.051
2.5	2	1.013	1.133	11.9%	-0.320	2.587

## Area 23 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.975.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

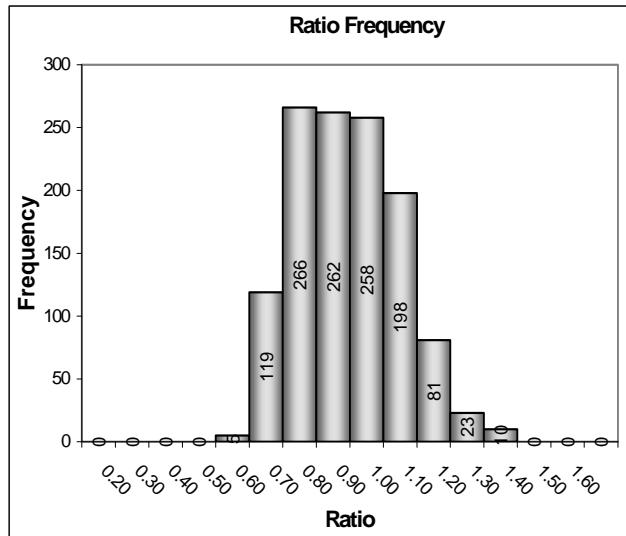
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<801	150	0.835	0.934	11.8%	0.904	0.963
0801-1000	262	0.851	0.950	11.7%	0.930	0.971
1001-1500	600	0.881	0.986	11.8%	0.972	0.999
1501-2000	147	0.891	0.997	11.8%	0.971	1.022
2001-2500	51	0.885	0.990	11.9%	0.950	1.030
2501-3000	8	0.813	0.909	11.9%	0.740	1.079
3001-4000	4	0.931	1.041	11.8%	0.686	1.396
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	1192	0.874	0.977	11.8%	0.967	0.986
Y	30	0.808	0.904	11.8%	0.836	0.971
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	1221	0.872	0.975	11.8%	0.965	0.984
Y	1	0.875	0.979	11.8%	N/A	N/A
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	380	0.881	0.985	11.8%	0.968	1.001
2	424	0.877	0.981	11.8%	0.964	0.998
3	195	0.853	0.954	11.8%	0.931	0.976
4	223	0.862	0.964	11.8%	0.941	0.987
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<3000	4	0.937	1.049	11.9%	0.821	1.277
03000-05000	66	0.919	1.027	11.8%	0.985	1.070
05001-08000	451	0.864	0.965	11.7%	0.950	0.981
08001-12000	487	0.866	0.968	11.8%	0.953	0.983
12001-16000	95	0.878	0.982	11.8%	0.945	1.018
16001-20000	51	0.892	0.997	11.8%	0.947	1.048
20001-30000	56	0.894	1.000	11.8%	0.952	1.048
30001-43559	9	0.802	0.896	11.8%	0.721	1.071
1AC-3AC	3	0.994	1.111	11.8%	0.767	1.455

# Annual Update Ratio Study Report (Before)

## 2006 Assessments

<b>District/Team:</b> WC / Team 3	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 7/24/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> 23 Burien	<b>Appr ID:</b> BKAL	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
Sample size ( <i>n</i> ) 1222 Mean Assessed Value 222,400 Mean Sales Price 255,200 Standard Deviation AV 41,875 Standard Deviation SP 61,363			
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio 0.894 Median Ratio 0.885 Weighted Mean Ratio 0.871			
<b>UNIFORMITY</b>			
Lowest ratio 0.585 Highest ratio: 1.385 Coefficient of Dispersion 14.26% Standard Deviation 0.153 Coefficient of Variation 17.14% Price Related Differential (PRD) 1.026			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.873 Upper limit 0.899 <b>95% Confidence: Mean</b> Lower limit 0.886 Upper limit 0.903			
<b>SAMPLE SIZE EVALUATION</b>			
<i>N</i> (population size) 6698 <i>B</i> (acceptable error - in decimal) 0.05 <i>S</i> (estimated from this sample) 0.153 <b>Recommended minimum:</b> 38 Actual sample size: 1222 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 636 # ratios above mean: 586 <i>Z</i> : 1.430 <b>Conclusion:</b> <i>Normal*</i> <i>*i.e. no evidence of non-normality</i>			



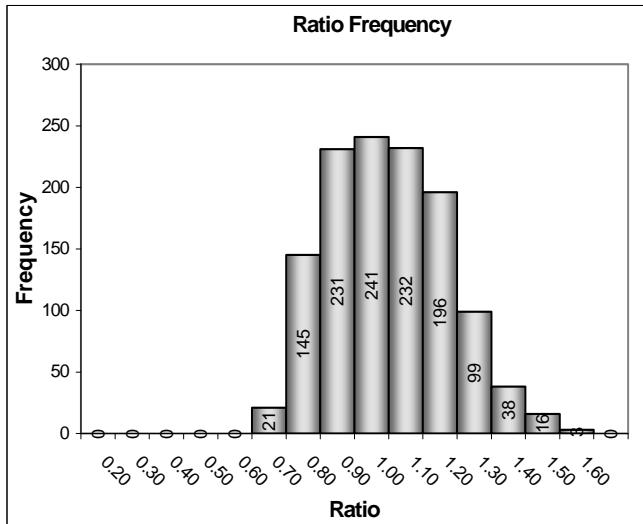
**COMMENTS:**

1 to 3 Unit Residences throughout area 23

# Annual Update Ratio Study Report (After)

## 2007 Assessments

<b>District/Team:</b> WC / Team 3	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 7/24/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> <b>23 Burien</b>	<b>Appr ID:</b> <b>BKAL</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
Sample size ( <i>n</i> ) 1222 Mean Assessed Value 248,700 Mean Sales Price 255,200 Standard Deviation AV 46,902 Standard Deviation SP 61,363			
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio 1.000 Median Ratio 0.991 Weighted Mean Ratio 0.975			
<b>UNIFORMITY</b>			
Lowest ratio 0.654 Highest ratio: 1.550 Coefficient of Dispersion 14.24% Standard Deviation 0.171 Coefficient of Variation 17.14% Price Related Differential (PRD) 1.026			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.976 Upper limit 1.005 <b>95% Confidence: Mean</b> Lower limit 0.990 Upper limit 1.009			
<b>SAMPLE SIZE EVALUATION</b>			
<i>N</i> (population size) 6698 <i>B</i> (acceptable error - in decimal) 0.05 <i>S</i> (estimated from this sample) 0.171 <b>Recommended minimum:</b> 47 Actual sample size: 1222 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 633 # ratios above mean: 589 <i>Z</i> : 1.259 <b>Conclusion:</b> <i>Normal*</i> <i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 23

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
001	144640	3465	9/15/04	\$125,000	490	0	4	1943	3	6600	N	N	13437 7TH AVE S
001	603140	0135	5/25/06	\$198,000	550	0	4	1950	5	10742	N	N	1234 S 130TH ST
001	801860	0533	9/27/05	\$130,000	810	0	4	1925	4	5917	N	N	12403 14TH AVE S
001	801920	1062	7/20/04	\$149,950	550	0	5	1961	3	8400	N	N	12058 8TH AVE S
001	801860	0351	5/4/06	\$192,950	550	0	5	1930	3	7250	N	N	12451 16TH AVE S
001	336140	1011	12/14/04	\$135,000	600	0	5	1943	3	6120	N	N	1212 S 116TH ST
001	801860	0370	11/10/05	\$180,000	620	590	5	1926	4	10150	N	N	12605 16TH AVE S
001	336140	0420	3/26/04	\$160,000	630	0	5	1952	3	18900	N	N	11424 14TH AVE S
001	336140	0825	11/16/05	\$149,950	630	0	5	1948	3	6120	N	N	1020 S 116TH ST
001	336140	1235	9/9/05	\$196,100	670	0	5	1928	4	10812	N	N	1228 S 117TH ST
001	172304	9204	1/10/05	\$210,000	700	0	5	1937	4	22936	N	N	13115 12TH AVE S
001	172304	9242	4/28/06	\$230,000	710	0	5	1949	3	11868	N	N	1411 S 140TH ST
001	336140	0600	1/15/04	\$173,000	750	0	5	1952	3	9180	N	N	11431 12TH AVE S
001	172304	9042	3/1/05	\$168,000	780	0	5	1948	4	11493	N	N	1257 S 140TH ST
001	144640	3460	7/11/04	\$137,900	800	0	5	1945	3	6600	N	N	13441 7TH AVE S
001	144640	3460	11/22/04	\$172,000	800	0	5	1945	3	6600	N	N	13441 7TH AVE S
001	144640	3485	4/26/05	\$166,000	810	0	5	1947	3	6600	N	N	13415 7TH AVE S
001	011100	0060	2/1/05	\$230,000	820	0	5	1980	3	22125	N	N	13234 10TH AVE S
001	302820	0122	3/21/06	\$233,500	860	130	5	1955	3	5625	N	N	13612 14TH AVE S
001	172304	9520	9/17/04	\$195,000	900	0	5	1966	3	7200	N	N	14224 4TH AVE S
001	336140	0425	12/19/06	\$180,000	900	0	5	1915	3	8960	N	N	11510 14TH AVE S
001	801920	0794	5/26/04	\$187,500	940	0	5	1961	4	7000	N	N	12457 9TH AVE S
001	336140	0630	7/20/04	\$176,500	940	0	5	1954	3	6120	N	N	1022 S 115TH ST
001	801920	0794	6/1/06	\$247,500	940	0	5	1961	4	7000	N	N	12457 9TH AVE S
001	801920	0120	10/10/05	\$226,500	960	0	5	1930	3	8806	N	N	1046 S 124TH ST
001	336140	1155	9/15/06	\$275,000	970	0	5	1908	5	9180	N	N	1237 S 116TH ST
001	172304	9062	5/9/05	\$158,000	1000	0	5	1928	4	15900	N	N	13115 DES MOINES MEMORIAL DR S
001	172304	9062	1/24/06	\$222,000	1000	0	5	1928	4	15900	N	N	13115 DES MOINES MEMORIAL DR S
001	202304	9251	7/20/04	\$184,900	1020	0	5	1949	4	22700	N	N	14603 DES MOINES MEMORIAL DR S
001	202304	9252	7/27/05	\$230,000	1020	0	5	1947	2	10000	N	N	14605 DES MOINES MEMORIAL DR S

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
001	202304	9307	9/20/04	\$220,000	1090	760	5	1908	5	41440	N	N	14448 8TH AVE S
001	801860	0630	7/6/04	\$230,000	1100	970	5	1946	3	22500	N	N	12643 14TH AVE S
001	302820	0123	11/9/04	\$200,000	1110	0	5	1995	3	5625	N	N	1417 S 136TH ST
001	801920	0515	8/29/05	\$247,500	1110	0	5	1939	4	29600	N	N	12602 10TH AVE S
001	011100	0325	4/17/06	\$190,000	1160	0	5	1942	4	22110	N	N	13411 12TH AVE S
001	336140	1860	4/6/06	\$320,000	1200	0	5	1920	5	38400	N	N	11802 12TH AVE S
001	801860	0355	7/21/05	\$197,500	1220	0	5	1994	3	7215	N	N	12461 16TH AVE S
001	801860	0355	2/8/06	\$263,500	1220	0	5	1994	3	7215	N	N	12461 16TH AVE S
001	801920	0020	9/30/04	\$175,000	1240	0	5	1942	3	14750	N	N	12013 12TH AVE S
001	098500	1025	8/12/05	\$216,500	1280	0	5	1940	4	2960	N	N	1655 S 124TH ST
001	098500	1025	4/6/06	\$266,500	1280	0	5	1940	4	2960	N	N	1655 S 124TH ST
001	336140	1855	11/1/05	\$285,000	1500	0	5	2003	3	19200	N	N	11726 12TH AVE S
001	172304	9522	3/1/06	\$264,950	1640	0	5	1940	3	13200	N	N	13033 10TH AVE S
001	801920	0925	10/30/06	\$310,000	1760	90	5	1937	3	14800	N	N	12217 10TH AVE S
001	011100	0205	4/20/04	\$164,500	590	0	6	1953	4	6414	N	N	13441 10TH AVE S
001	801920	0395	7/20/04	\$167,000	620	0	6	1926	3	14750	N	N	12463 12TH AVE S
001	336140	2041	2/4/05	\$186,000	650	0	6	1942	3	8330	N	N	824 S 120TH ST
001	336140	2041	11/15/05	\$226,000	650	0	6	1942	3	8330	N	N	824 S 120TH ST
001	011100	0086	12/29/06	\$229,950	700	0	6	1942	3	10101	N	N	13203 10TH AVE S
001	336140	0296	4/19/05	\$227,000	710	0	6	1947	4	9600	N	N	11423 14TH AVE S
001	336140	0287	6/15/06	\$250,000	710	630	6	1939	4	7540	N	N	11404 12TH AVE S
001	172304	9417	6/29/05	\$185,700	720	360	6	1941	3	10850	N	N	13104 14TH AVE S
001	801920	0907	4/19/04	\$180,000	740	0	6	1961	4	10375	N	N	12061 10TH AVE S
001	336140	1914	11/23/05	\$243,000	740	0	6	1941	4	17400	N	N	11802 10TH AVE S
001	172304	9231	2/27/06	\$239,999	740	0	6	1946	3	8775	N	N	12811 10TH AVE S
001	011100	0400	5/4/04	\$166,000	760	0	6	1940	4	7350	N	N	1004 S 136TH ST
001	098500	0797	7/20/06	\$230,950	760	0	6	1953	4	8520	N	N	12032 16TH AVE S
001	098500	0960	8/25/04	\$169,950	770	0	6	1942	4	10000	N	N	12248 16TH AVE S
001	144640	3470	9/22/04	\$183,500	770	0	6	1943	3	6580	N	N	13431 7TH AVE S
001	098500	0765	6/28/05	\$299,900	770	190	6	1954	4	16756	Y	N	12002 16TH AVE S
001	098500	0950	4/4/06	\$240,000	770	0	6	1942	3	9715	N	N	1614 S 124TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
001	144640	3470	10/12/06	\$266,000	770	0	6	1943	3	6580	N	N	13431 7TH AVE S
001	801860	0275	6/8/05	\$223,000	780	0	6	1923	3	9888	N	N	1447 S 124TH ST
001	336140	1820	12/7/05	\$228,000	780	100	6	1943	3	10134	N	N	11651 16TH AVE S
001	603140	0010	1/25/06	\$185,500	780	0	6	1949	3	8056	N	N	1436 S 129TH ST
001	144640	3875	6/8/04	\$181,000	790	0	6	1944	3	7128	N	N	13024 7TH AVE S
001	144640	3850	9/14/05	\$231,500	790	0	6	1944	4	7153	N	N	12856 7TH AVE S
001	144640	3825	1/20/06	\$205,000	790	0	6	1944	3	7159	N	N	12830 7TH AVE S
001	144640	3890	5/23/06	\$246,000	790	0	6	1944	4	7128	N	N	13040 7TH AVE S
001	801860	0720	6/7/06	\$265,000	790	0	6	1948	5	19045	N	N	12458 12TH AVE S
001	336140	2061	10/23/06	\$280,000	790	0	6	1950	3	17400	N	N	11809 10TH AVE S
001	144640	3240	3/30/04	\$204,950	800	300	6	1944	4	7144	N	N	13015 7TH AVE S
001	144640	3740	9/22/04	\$180,000	800	0	6	1942	3	13183	N	N	13241 8TH AVE S
001	144640	3885	4/26/05	\$222,000	810	0	6	1944	4	7128	N	N	13034 7TH AVE S
001	144640	3305	5/3/05	\$215,000	810	0	6	1944	4	7158	N	N	12807 7TH AVE S
001	172304	9172	10/11/05	\$220,000	810	0	6	1943	3	23041	N	N	812 S 132ND ST
001	336140	0225	5/3/06	\$314,950	810	250	6	1928	4	38400	N	N	11403 12TH AVE S
001	144640	3285	5/16/06	\$135,500	810	0	6	1944	2	7128	N	N	12829 7TH AVE S
001	172304	9436	7/27/05	\$205,000	820	0	6	1957	3	10092	N	N	1238 S 136TH ST
001	172304	9265	11/1/05	\$220,000	820	0	6	1952	3	9000	N	N	14002 8TH AVE S
001	011100	0410	4/21/06	\$250,000	820	0	6	1960	5	7350	N	N	13448 10TH AVE S
001	746000	0055	12/29/06	\$305,000	820	240	6	1950	3	6590	N	N	13020 12TH AVE S
001	336140	0295	12/6/05	\$385,000	840	0	6	1926	4	19200	N	N	11415 14TH AVE S
001	801920	0960	1/19/06	\$187,500	840	0	6	1933	4	8590	N	N	922 S 124TH ST
001	172304	9519	1/19/06	\$211,000	840	0	6	1943	3	7200	N	N	14222 4TH AVE S
001	801860	0125	4/18/06	\$265,000	840	0	6	1960	3	9947	N	N	1436 S 124TH ST
001	144720	0121	10/11/05	\$249,950	850	0	6	1948	3	15448	N	N	12219 8TH AVE S
001	801860	0685	2/28/05	\$175,000	860	0	6	1937	4	21900	N	N	12622 12TH AVE S
001	336140	1400	4/4/06	\$219,000	870	0	6	1934	3	6120	N	N	1002 S 117TH ST
001	011100	0440	9/22/04	\$190,550	890	0	6	1946	4	22125	N	N	13426 10TH AVE S
001	801920	0535	1/6/06	\$280,000	900	0	6	1937	3	26640	N	N	12444 10TH AVE S
001	336140	0375	4/20/06	\$275,000	910	190	6	1938	3	7875	N	N	11238 14TH AVE S

**Improved Sales Used in this Annual Update Analysis**

**Area 23**

**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
001	011100	0130	7/11/06	\$233,000	910	0	6	1954	3	22125	N	N	13248 8TH AVE S
001	603140	0041	5/2/05	\$229,000	920	0	6	1942	3	13427	N	N	1235 S 128TH ST
001	603140	0041	10/10/06	\$290,000	920	0	6	1942	3	13427	N	N	1235 S 128TH ST
001	172304	9008	10/16/06	\$275,750	930	0	6	1938	4	8665	N	N	13426 12TH AVE S
001	098500	0965	5/24/05	\$255,950	940	940	6	1939	4	10875	N	N	1605 S 124TH ST
001	144640	3230	11/17/04	\$189,950	950	0	6	1944	3	7142	N	N	13025 7TH AVE S
001	144640	3820	7/24/06	\$273,375	950	0	6	1944	4	7128	N	N	12824 7TH AVE S
001	144640	3270	9/21/06	\$258,000	950	0	6	1944	4	7150	N	N	12845 7TH AVE S
001	801920	1058	5/19/04	\$166,000	960	0	6	1955	4	5400	N	N	12056 8TH AVE S
001	336140	1842	8/1/04	\$195,695	960	0	6	1955	3	8293	N	N	11617 16TH AVE S
001	801860	0760	6/10/05	\$245,000	960	0	6	1996	3	10535	N	N	1225 S 124TH ST
001	801920	1058	6/20/06	\$260,000	960	0	6	1955	4	5400	N	N	12056 8TH AVE S
001	801920	1000	8/16/04	\$214,000	980	0	6	1936	4	44516	N	N	810 S 124TH ST
001	936460	0045	10/6/05	\$225,000	990	360	6	1952	3	8835	N	N	14236 6TH AVE S
001	936460	0045	3/2/06	\$305,000	990	360	6	1952	3	8835	N	N	14236 6TH AVE S
001	801920	0670	3/24/06	\$260,000	990	0	6	1958	4	10192	N	N	12464 9TH AVE S
001	144720	0026	7/28/06	\$309,000	990	1260	6	1950	4	14450	N	N	12423 8TH AVE S
001	144640	3225	5/21/04	\$223,450	1010	0	6	1944	4	7140	N	N	13031 7TH AVE S
001	603140	0005	5/17/05	\$255,000	1010	690	6	1948	3	9399	N	N	12825 15TH AVE S
001	144640	3225	6/10/05	\$245,000	1010	0	6	1944	4	7140	N	N	13031 7TH AVE S
001	144640	3300	6/20/06	\$279,000	1010	0	6	1944	4	7157	N	N	12813 7TH AVE S
001	336140	1868	9/13/06	\$319,000	1010	0	6	1963	4	10581	N	N	1232 S 120TH ST
001	172304	9038	3/2/04	\$179,950	1020	0	6	1942	4	13184	N	N	825 S 142ND ST
001	172304	9282	11/8/04	\$180,500	1020	730	6	1946	4	8641	N	N	923 S 128TH ST
001	098500	0786	6/29/05	\$298,000	1020	1020	6	1991	4	9230	N	N	12010 16TH AVE S
001	079700	0050	5/27/04	\$174,950	1030	0	6	1942	4	27500	N	N	11703 8TH AVE S
001	079700	0050	7/11/05	\$229,000	1030	0	6	1942	4	27500	N	N	11703 8TH AVE S
001	172304	9221	9/19/05	\$280,000	1040	0	6	1936	4	17010	N	N	13127 12TH AVE S
001	801860	0555	10/7/05	\$285,000	1040	0	6	1954	3	22500	N	N	12429 14TH AVE S
001	336140	0446	11/8/05	\$325,000	1040	100	6	1943	4	17600	N	N	11441 GLENDALE WAY S
001	801860	0375	4/18/06	\$290,000	1050	0	6	1930	4	7250	N	N	12611 16TH AVE S

***Improved Sales Used in this Annual Update Analysis***

**Area 23**

**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
001	098500	0920	8/23/05	\$150,000	1060	0	6	1924	3	12012	N	N	1624 S 124TH ST
001	603140	0141	10/4/06	\$298,000	1060	0	6	1949	4	8459	N	N	1246 S 130TH ST
001	336140	1120	9/25/06	\$201,500	1060	0	6	1927	3	6120	N	N	1217 S 116TH ST
001	936460	0050	2/23/05	\$213,200	1070	0	6	1952	4	7320	N	N	14238 6TH AVE S
001	336140	1813	6/27/05	\$245,000	1070	860	6	1943	3	15469	N	N	11657 16TH AVE S
001	098500	1089	1/5/04	\$164,950	1080	0	6	1940	4	22764	N	N	12450 16TH AVE S
001	172304	9309	1/13/04	\$267,950	1080	1000	6	1950	4	23300	N	N	14247 6TH AVE S
001	011100	0020	4/8/05	\$247,500	1080	0	6	1940	3	22125	N	N	13227 12TH AVE S
001	144640	3845	9/13/06	\$268,000	1080	0	6	1944	3	7154	N	N	12850 7TH AVE S
001	801920	0742	10/11/06	\$237,500	1090	0	6	1948	4	15375	N	N	812 S 128TH ST
001	801920	0890	10/25/04	\$205,000	1100	0	6	1933	4	14769	N	N	12047 10TH AVE S
001	144720	0111	4/26/05	\$244,000	1100	0	6	1937	3	15000	N	N	12055 8TH AVE S
001	011100	0140	3/20/06	\$298,000	1100	0	6	1936	4	22125	N	N	13234 8TH AVE S
001	801920	0695	11/9/06	\$292,900	1100	0	6	1939	4	14850	N	N	12621 10TH AVE S
001	336140	1750	8/16/04	\$200,000	1110	0	6	1949	3	24490	N	N	11834 14TH AVE S
001	801860	0585	4/19/05	\$175,000	1120	0	6	1947	4	30000	N	N	12463 14TH AVE S
001	336140	1025	9/26/05	\$232,000	1130	0	6	1952	4	8160	N	N	1216 S 116TH ST
001	801860	0525	5/13/04	\$185,000	1140	0	6	1928	3	15000	N	N	12424 14TH AVE S
001	801860	0525	7/18/05	\$207,500	1140	0	6	1928	3	15000	N	N	12424 14TH AVE S
001	172304	9538	4/14/06	\$244,400	1140	0	6	1947	4	8186	N	N	13428 14TH AVE S
001	746000	0050	7/18/05	\$217,000	1160	0	6	1949	4	7179	N	N	1328 S 130TH PL
001	801920	0980	4/13/04	\$198,000	1190	0	6	1959	4	17731	N	N	902 S 124TH ST
001	011100	0015	4/20/05	\$253,100	1190	0	6	1940	3	22125	N	N	13221 12TH AVE S
001	144720	0135	12/20/06	\$365,000	1190	0	6	1937	3	31900	N	N	12245 8TH AVE S
001	336140	2045	8/24/04	\$238,000	1200	0	6	1951	4	23154	N	N	11841 10TH AVE S
001	603140	0166	10/18/05	\$231,000	1200	0	6	1946	3	6700	N	N	1435 S 129TH ST
001	603140	0166	10/18/06	\$290,000	1200	0	6	1946	3	6700	N	N	1435 S 129TH ST
001	801920	0461	3/20/06	\$230,000	1220	0	6	1954	4	6000	N	N	1026 S 128TH ST
001	172304	9225	5/18/06	\$272,000	1220	0	6	1946	4	8690	N	N	13007 DES MOINES MEMORIAL DR S
001	801920	0461	9/27/06	\$277,000	1220	0	6	1954	4	6000	N	N	1026 S 128TH ST
001	336140	0291	9/13/06	\$276,950	1240	0	6	1953	3	6000	N	N	11422 12TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
001	801920	0757	5/17/04	\$190,000	1270	0	6	1948	3	12797	N	N	12711 9TH AVE S
001	336140	1880	11/29/05	\$276,000	1270	0	6	1969	3	19200	N	N	11825 14TH AVE S
001	801920	0757	7/26/06	\$275,000	1270	0	6	1948	3	12797	N	N	12711 9TH AVE S
001	144640	4005	7/28/04	\$208,000	1290	0	6	1950	4	6629	N	N	12831 8TH AVE S
001	098500	1010	8/18/05	\$250,000	1320	310	6	1938	3	7137	N	N	1631 S 124TH ST
001	098500	0724	9/14/05	\$279,000	1320	900	6	1946	4	9900	N	N	11821 GLENDALE WAY S
001	603140	0162	4/19/06	\$265,000	1320	0	6	1965	4	6714	N	N	1426 S 130TH ST
001	801920	0741	9/6/05	\$227,000	1340	0	6	1943	4	12000	N	N	822 S 128TH ST
001	801860	0386	9/20/04	\$205,000	1370	0	6	1924	3	16500	N	N	12629 16TH AVE S
001	336140	2035	8/19/05	\$267,800	1370	0	6	1948	4	9415	N	N	11852 8TH AVE S
001	336140	1785	4/20/04	\$175,000	1380	220	6	1943	2	9600	N	N	11841 16TH AVE S
001	336140	0092	10/18/05	\$167,800	1380	0	6	1938	3	17500	N	N	11219 10TH AVE S
001	172304	9122	9/1/04	\$300,000	1390	0	6	1957	3	38017	N	N	13003 12TH AVE S
001	336140	0665	4/26/05	\$221,000	1390	0	6	1913	5	6120	N	N	1004 S 115TH ST
001	336140	0398	10/6/05	\$234,500	1400	0	6	1928	4	10150	N	N	11260 14TH AVE S
001	011100	0055	11/27/06	\$340,000	1400	0	6	1942	5	22120	N	N	13240 10TH AVE S
001	801860	1030	5/23/05	\$224,000	1420	0	6	1925	4	14709	N	N	12016 12TH AVE S
001	144640	3800	9/22/04	\$239,950	1430	0	6	1944	4	7980	N	N	12804 7TH AVE S
001	144640	2715	9/20/04	\$225,000	1430	0	6	1943	4	17363	N	N	13433 6TH AVE S
001	172304	9556	1/12/05	\$230,720	1430	0	6	1960	4	12100	N	N	14019 7TH PL S
001	144640	3075	12/22/06	\$325,000	1430	0	6	1947	4	10400	N	N	605 S 128TH ST
001	801860	0095	10/22/04	\$165,000	1480	0	6	1936	3	14390	N	N	12243 16TH AVE S
001	098500	1099	1/5/05	\$232,500	1490	0	6	1947	4	17760	N	N	12462 16TH AVE S
001	172304	9402	9/22/05	\$323,000	1540	660	6	1967	4	10233	N	N	13422 14TH AVE S
001	098500	0955	5/5/05	\$243,000	1560	0	6	1967	3	8800	N	N	12258 16TH AVE S
001	801920	0140	8/24/06	\$290,000	1570	0	6	1938	3	5978	N	N	1030 S 124TH ST
001	801920	0205	7/17/06	\$365,000	1590	0	6	2003	4	11475	N	N	12212 10TH AVE S
001	336140	1395	11/16/06	\$280,000	1640	0	6	1979	3	6120	N	N	1003 S 116TH ST
001	098500	1141	1/20/05	\$234,950	1650	0	6	1954	3	10360	N	N	12634 16TH AVE S
001	801860	0895	9/21/05	\$289,000	1650	0	6	1942	3	15000	N	N	12247 14TH AVE S
001	144640	3990	10/27/06	\$269,450	1780	0	6	1950	4	13200	N	N	12915 8TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
001	801860	0770	11/4/05	\$318,000	1820	0	6	1925	4	21384	N	N	1211 S 124TH ST
001	098500	0722	6/16/05	\$247,000	1840	360	6	1947	4	7700	N	N	11810 16TH AVE S
001	172304	9283	8/5/04	\$290,000	1900	0	6	1942	4	28059	N	N	13011 10TH AVE S
001	302820	0055	3/6/06	\$290,000	2000	0	6	1936	3	20250	N	N	1243 S 136TH ST
001	801920	0895	10/11/04	\$235,000	2140	0	6	1981	4	9600	N	N	12057 10TH AVE S
001	336140	0455	12/2/04	\$264,000	850	480	7	1989	3	12996	N	N	11419 GLENDALE WAY S
001	011100	0175	8/11/04	\$247,000	860	0	7	1942	4	22125	N	N	13419 10TH AVE S
001	172304	9050	6/18/04	\$206,500	900	0	7	1957	3	8400	N	N	1418 S 130TH PL
001	011100	0350	7/28/04	\$209,000	920	0	7	1943	3	22050	N	N	1040 S 136TH ST
001	011100	0350	8/24/05	\$220,000	920	0	7	1943	3	22050	N	N	1040 S 136TH ST
001	144640	3145	5/13/05	\$227,000	940	300	7	1950	3	9900	N	N	13020 6TH AVE S
001	336140	0625	10/20/06	\$255,000	940	500	7	1954	3	6120	N	N	1024 S 115TH ST
001	801920	0956	9/27/04	\$225,000	960	470	7	1959	4	7389	N	N	12249 10TH AVE S
001	336140	0360	1/20/05	\$195,000	960	200	7	1942	4	12230	N	N	11244 GLENDALE WAY S
001	336140	0360	5/25/06	\$317,500	960	200	7	1942	4	12230	N	N	11244 GLENDALE WAY S
001	011100	0233	4/21/05	\$197,950	970	0	7	1963	4	7380	N	N	13456 8TH AVE S
001	011100	0233	8/22/06	\$261,800	970	0	7	1963	4	7380	N	N	13456 8TH AVE S
001	336140	1675	5/23/05	\$265,000	980	500	7	1959	4	6120	N	N	1221 S 117TH ST
001	172304	9396	8/31/06	\$340,000	980	0	7	1956	4	10073	N	N	14025 5TH AVE S
001	336140	0366	8/14/06	\$258,000	990	980	7	1954	3	9888	N	N	11245 GLENDALE WAY S
001	801920	0680	9/22/06	\$254,000	990	0	7	1961	4	8060	N	N	12607 10TH AVE S
001	144640	3430	11/1/04	\$225,000	1000	650	7	1963	4	6600	N	N	13444 6TH AVE S
001	801920	0055	4/19/06	\$297,000	1000	0	7	1952	4	21000	N	N	12049 12TH AVE S
001	801860	0842	6/22/04	\$205,000	1010	460	7	1947	3	7200	N	N	12057 14TH AVE S
001	336140	1978	10/21/04	\$267,200	1010	430	7	1961	3	8260	N	N	829 S 116TH ST
001	302820	0081	6/23/05	\$260,000	1010	0	7	1956	3	16926	N	N	13721 14TH AVE S
001	176060	0035	10/17/05	\$294,000	1010	500	7	1954	3	10400	N	N	402 S 146TH ST
001	336140	1978	8/16/06	\$309,726	1010	430	7	1961	3	8260	N	N	829 S 116TH ST
001	258880	0006	7/19/04	\$229,000	1020	270	7	1957	3	8366	N	N	13122 12TH AVE S
001	280320	0045	5/24/05	\$240,000	1020	390	7	1958	3	9636	N	N	921 S 137TH ST
001	534300	0010	11/28/05	\$308,950	1020	0	7	1959	4	8598	N	N	923 S 138TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>	
001	176060	0006	11/4/04	\$226,950	1030	0	7	1954	3	7650	N	N	14439 8TH AVE S	
001	121500	0045	9/30/04	\$210,000	1040	650	7	1959	3	8300	N	N	604 S 146TH ST	
001	801860	0490	6/20/05	\$259,000	1040	520	7	1954	3	13500	N	N	12454 14TH AVE S	
001	121500	0010	7/6/05	\$310,000	1040	620	7	1958	3	9274	N	N	554 S 146TH ST	
001	121500	0010	4/24/06	\$369,950	1040	620	7	1958	3	9274	N	N	554 S 146TH ST	
001	172304	9504	7/15/04	\$186,000	1050	0	7	1963	4	9800	N	N	14214 8TH AVE S	
001	382140	0070	7/29/04	\$217,500	1050	350	7	1978	3	8568	N	N	531 S 137TH PL	
001	336140	0440	1/21/05	\$245,000	1050	600	7	1949	4	16280	N	N	1434 S 116TH ST	
001	172304	9504	2/14/05	\$224,950	1050	0	7	1963	4	9800	N	N	14214 8TH AVE S	
001	534120	0010	2/26/05	\$229,000	1050	500	7	1955	3	18744	N	N	14411 8TH AVE S	
001	382140	0130	5/3/06	\$211,000	1050	350	7	1978	3	7300	N	N	614 S 137TH PL	
001	801860	0425	1/15/04	\$211,950	1060	770	7	1962	4	8500	N	N	12660 14TH PLS	
001	202304	9409	5/12/04	\$172,900	1060	0	7	1957	4	8241	N	N	14808 8TH AVE S	
001	336140	2011	9/27/05	\$325,000	1060	600	7	1957	3	19200	N	N	11730 8TH AVE S	
001	336140	0418	6/15/06	\$310,000	1060	990	7	1962	2	8960	N	N	11414 14TH AVE S	
001	336140	1845	5/18/04	\$177,000	1070	0	7	1960	3	7452	N	N	11605 GLENDALE WAY S	
001	603140	0064	6/24/04	\$240,000	1070	0	7	1954	3	7437	N	N	12811 12TH AVE S	
001	336140	0650	7/20/04	\$230,000	1070	600	7	1959	4	9180	N	N	1014 S 115TH ST	
001	336140	2000	11/11/04	\$259,950	1070	540	7	1969	3	9600	N	N	11720 8TH AVE S	
001	936460	0040	2/17/06	\$265,000	1070	340	7	1953	3	7200	N	N	612 S 143RD PL	
001	801860	0433	2/3/05	\$256,500	1080	790	7	1961	2	8100	N	N	12651 14TH PLS	
001	801920	0070	11/1/05	\$275,000	1080	580	7	1950	3	11850	N	N	12213 12TH AVE S	
001	258880	0085	3/30/06	\$258,450	1090	0	7	1960	3	7156	N	N	1320 S 131ST PL	
001	172304	9558	7/19/04	\$226,000	1100	0	7	1954	4	15000	N	N	14043 7TH PL S	
001	336140	0365	5/4/05	\$259,950	1100	860	7	1954	3	10260	N	N	11246 GLENDALE WAY S	
001	258440	0055	12/28/06	\$304,400	1100	0	7	1953	4	9440	N	N	14029 6TH AVE S	
001	336140	0240	1/23/04	\$241,000	1110	1110	7	1955	3	19200	N	N	11227 12TH AVE S	
001	144720	0145	2/8/05	\$230,000	1110	0	7	1951	3	10350	N	N	704 S 124TH ST	
001	144720	0145	12/9/05	\$273,600	1110	0	7	1951	3	10350	N	N	704 S 124TH ST	
001	258880	0025	12/29/05	\$223,500	1110	0	7	1956	3	7512	N	N	1234 S 132ND ST	
001	336140	0240	3/1/06	\$360,000	1110	1110	7	1955	3	19200	N	N	11227 12TH AVE S	

**Improved Sales Used in this Annual Update Analysis**  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
001	801920	0772	3/30/04	\$269,900	1120	880	7	1968	4	7875	N	N	12629 9TH AVE S
001	098500	0855	9/9/04	\$260,000	1120	340	7	1957	3	21158	N	N	12224 16TH AVE S
001	172304	9218	9/20/04	\$176,000	1120	0	7	1955	3	32130	N	N	13433 14TH AVE S
001	371250	0010	6/30/05	\$295,000	1120	1080	7	1965	4	10710	N	N	1006 S 130TH PL
001	172304	9080	9/27/05	\$260,000	1120	410	7	1976	3	9860	N	N	1230 S 134TH ST
001	172304	9435	5/24/06	\$304,800	1120	1120	7	1950	3	12948	N	N	1269 S 140TH ST
001	801920	0769	11/17/04	\$251,000	1130	670	7	1991	3	7875	N	N	12627 9TH AVE S
001	276260	0040	12/7/04	\$287,000	1130	570	7	1956	3	15975	N	N	14046 6TH AVE S
001	276260	0010	3/3/05	\$200,500	1130	0	7	1957	3	8960	N	N	613 S 140TH ST
001	172304	9366	3/12/04	\$249,950	1140	720	7	2004	3	10125	N	N	13429 DES MOINES MEMORIAL DR S
001	911900	0030	4/13/05	\$200,000	1140	0	7	1951	4	9690	N	N	834 S 148TH ST
001	172304	9366	6/3/05	\$325,000	1140	720	7	2004	3	10125	N	N	13429 DES MOINES MEMORIAL DR S
001	172304	9568	9/25/06	\$309,000	1140	0	7	1979	4	23291	N	N	14103 9TH PL S
001	172304	9492	4/5/05	\$209,888	1170	0	7	1966	3	8217	N	N	901 S 137TH ST
001	801860	0060	6/21/05	\$265,000	1170	270	7	1953	4	10965	N	N	12203 16TH AVE S
001	338811	0270	7/27/05	\$295,000	1170	1100	7	1968	4	7175	N	N	11852 11TH AVE S
001	172304	9483	6/1/06	\$320,000	1170	580	7	1962	3	8800	N	N	709 S 142ND ST
001	172304	9492	11/27/06	\$280,000	1170	0	7	1966	3	8217	N	N	901 S 137TH ST
001	172304	9118	3/21/05	\$302,800	1174	534	7	2004	3	7769	N	N	13704 11TH PL S
001	172304	9599	4/20/05	\$305,000	1174	534	7	2004	3	6605	N	N	13720 11TH PL S
001	172304	9441	2/24/04	\$177,000	1180	0	7	1959	4	9000	N	N	12816 8TH AVE S
001	176060	0004	5/6/05	\$230,000	1180	560	7	1963	3	7350	N	N	14451 8TH AVE S
001	202304	9064	3/27/06	\$265,000	1180	680	7	1952	4	13680	N	N	841 S 146TH ST
001	172304	9572	5/23/05	\$235,000	1190	560	7	1982	3	7522	N	N	13013 DES MOINES MEMORIAL DR S
001	172304	9585	7/21/05	\$265,000	1200	0	7	1994	3	8013	N	N	706 S 138TH PL
001	172304	9291	2/20/06	\$250,000	1200	0	7	1976	3	7310	N	N	803 S 143RD PL
001	338811	0310	4/28/06	\$365,000	1200	1200	7	1967	4	8355	N	N	11826 11TH AVE S
001	098500	0752	7/21/05	\$268,000	1210	0	7	1995	3	11384	N	N	11848 16TH AVE S
001	336140	0055	7/25/05	\$243,000	1220	560	7	1964	3	7900	N	N	11450 8TH AVE S
001	912400	0030	7/24/06	\$320,000	1220	350	7	1959	3	8100	N	N	835 S 147TH ST
001	603000	0010	12/3/04	\$276,000	1230	1170	7	1961	4	8160	N	N	13711 8TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
001	011100	0235	11/14/06	\$301,000	1230	0	7	1935	4	11070	N	N	13450 8TH AVE S
001	144640	3615	12/9/04	\$167,000	1240	0	7	1967	3	6600	N	N	13404 7TH AVE S
001	276260	0005	8/4/04	\$265,000	1250	800	7	1953	4	9344	N	N	14008 6TH AVE S
001	258880	0035	8/12/04	\$185,700	1250	0	7	1955	3	7512	N	N	1246 S 132ND ST
001	336140	1979	3/11/05	\$174,000	1250	0	7	1964	3	8125	N	N	817 S 116TH ST
001	098500	0796	3/25/05	\$316,000	1250	620	7	2005	3	9230	N	N	12030 16TH AVE S
001	801920	0463	5/12/05	\$268,500	1250	400	7	1960	4	9300	N	N	12656 10TH AVE S
001	258880	0035	6/9/05	\$233,000	1250	0	7	1955	3	7512	N	N	1246 S 132ND ST
001	172304	9420	8/23/05	\$265,000	1250	0	7	1959	4	8700	N	N	512 S 144TH ST
001	336140	1738	3/31/04	\$205,000	1260	0	7	1961	3	8576	N	N	11724 14TH AVE S
001	258440	0025	6/26/04	\$250,000	1270	480	7	1954	4	9456	N	N	14046 5TH AVE S
001	258880	0045	10/11/04	\$225,500	1270	440	7	1957	3	7512	N	N	1258 S 132ND ST
001	801920	0180	8/24/05	\$300,000	1270	650	7	1969	3	13464	N	N	12234 10TH AVE S
001	258440	0025	10/27/06	\$330,000	1270	480	7	1954	4	9456	N	N	14046 5TH AVE S
001	382140	0200	8/22/06	\$289,975	1290	0	7	1947	4	9312	N	N	623 S 136TH ST
001	336140	1721	7/22/04	\$202,000	1300	0	7	1962	3	8370	N	N	11616 14TH AVE S
001	417120	0025	11/29/04	\$250,000	1300	640	7	1958	3	8951	N	N	14441 5TH AVE S
001	801920	0345	5/27/05	\$275,000	1300	0	7	1926	4	17263	N	N	1003 S 124TH ST
001	746000	0065	6/8/05	\$264,000	1300	0	7	1949	3	7156	N	N	1215 S 130TH PL
001	920000	0005	12/13/05	\$269,950	1320	0	7	1952	4	16500	N	N	11814 12TH AVE S
001	079700	0039	7/30/04	\$257,000	1330	740	7	1963	3	11129	N	N	11603 8TH AVE S
001	258440	0010	4/20/06	\$335,000	1330	500	7	1954	4	9460	N	N	14028 5TH AVE S
001	371250	0040	11/10/04	\$235,000	1340	0	7	1965	3	10500	N	N	1023 S 130TH PL
001	202304	9384	10/27/05	\$245,000	1340	0	7	1955	3	11692	N	N	14412 8TH AVE S
001	336140	1761	7/20/04	\$205,500	1350	0	7	1958	3	9074	N	N	1420 S 120TH ST
001	801860	0611	12/21/04	\$227,000	1350	0	7	1956	3	12750	N	N	12615 14TH AVE S
001	242340	0010	12/17/04	\$206,500	1350	540	7	1964	3	8348	N	N	14406 5TH PL S
001	801860	0570	6/28/06	\$420,000	1350	0	7	2002	3	15008	N	N	12441 14TH AVE S
001	258880	0065	4/9/04	\$222,000	1360	0	7	1976	3	10263	N	N	1230 S 131ST PL
001	176060	0120	9/13/04	\$235,000	1370	0	7	1953	4	15756	N	N	14620 4TH PL S
001	172304	9595	5/14/04	\$288,990	1380	860	7	2003	3	9233	N	N	13610 10TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
001	801920	1059	11/17/04	\$270,000	1380	1380	7	1961	3	20800	N	N	12054 8TH AVE S
001	176060	0022	4/27/04	\$212,000	1390	0	7	1964	3	7142	N	N	14431 5TH PL S
001	172304	9418	12/20/04	\$244,000	1390	1000	7	1958	3	11594	N	N	1023 S 136TH ST
001	801920	0646	6/12/06	\$276,000	1390	0	7	1961	4	7980	N	N	12440 9TH AVE S
001	336140	2039	9/26/06	\$265,000	1400	0	7	1969	4	9280	N	N	816 S 120TH ST
001	172304	9254	8/2/05	\$200,000	1430	0	7	1947	4	13805	N	N	14050 4TH AVE S
001	242340	0090	10/27/05	\$335,000	1430	400	7	1964	3	10950	N	N	512 S 145TH ST
001	242340	0110	8/23/06	\$428,000	1430	1150	7	1965	4	10560	N	N	561 S 144TH ST
001	172304	9287	2/24/04	\$186,000	1450	0	7	1948	4	10400	N	N	13621 8TH AVE S
001	172304	9287	9/22/04	\$249,900	1450	0	7	1948	4	10400	N	N	13621 8TH AVE S
001	936460	0015	6/15/05	\$240,000	1480	0	7	1955	4	8030	N	N	648 S 143RD ST
001	202304	9350	12/21/05	\$190,000	1480	0	7	1962	3	9086	N	N	818 S 147TH ST
001	202304	9350	1/18/06	\$280,000	1480	0	7	1962	3	9086	N	N	818 S 147TH ST
001	144640	2945	4/24/06	\$210,000	1480	0	7	1954	4	6744	N	N	13055 6TH AVE S
001	202304	9350	6/27/06	\$315,000	1480	0	7	1962	3	9086	N	N	818 S 147TH ST
001	172304	9131	8/22/05	\$443,000	1510	1080	7	1942	5	87120	N	N	1208 S 140TH ST
001	302820	0077	10/10/06	\$285,000	1510	0	7	2006	3	3000	N	N	13705 14TH AVE S
001	172304	9077	10/17/05	\$289,000	1520	0	7	1954	4	18634	N	N	13845 DES MOINES MEMORIAL DR S
001	172304	9117	1/27/06	\$335,000	1530	1000	7	1952	4	15320	N	N	13617 12TH AVE S
001	534300	0100	6/16/04	\$219,950	1540	0	7	1959	3	8336	N	N	909 S 138TH ST
001	276260	0020	7/19/06	\$329,990	1580	400	7	1955	3	15975	N	N	14016 6TH AVE S
001	801920	0260	10/26/06	\$294,500	1580	0	7	1968	3	10275	N	N	12028 10TH AVE S
001	931540	0080	11/18/04	\$246,000	1590	0	7	1998	3	5857	N	N	14032 12TH PL S
001	172304	9107	2/8/06	\$349,000	1630	0	7	1998	3	16720	N	N	1015 S 138TH ST
001	801860	0007	1/26/04	\$180,000	1640	0	7	1958	3	10010	N	N	1441 S 120TH ST
001	801860	0007	9/27/05	\$240,000	1640	0	7	1958	3	10010	N	N	1441 S 120TH ST
001	382140	0150	9/22/04	\$235,000	1650	0	7	1978	3	7680	N	N	13626 6TH PL S
001	011100	0091	11/23/04	\$242,950	1660	0	7	1979	3	11625	N	N	13210 9TH AVE S
001	801920	0906	4/8/05	\$249,500	1660	0	7	1985	3	8275	N	N	12063 10TH AVE S
001	176060	0147	6/20/05	\$271,000	1690	570	7	1953	3	16125	N	N	645 S 147TH PL
001	172304	9440	6/28/05	\$252,000	1720	0	7	1959	3	19200	N	N	14211 6TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
001	801860	0480	4/12/06	\$260,000	1730	0	7	1943	3	18000	N	N	12460 14TH AVE S
001	122550	0090	5/13/04	\$219,900	1760	0	7	1964	3	8900	N	N	1015 S 147TH ST
001	172304	9439	7/7/04	\$254,000	1820	600	7	1959	3	14771	N	N	13258 12TH AVE S
001	603140	0065	7/25/05	\$269,000	1870	0	7	1954	4	7501	N	N	12825 12TH AVE S
001	801920	0731	3/10/05	\$265,000	1880	1140	7	1936	4	20116	N	N	12657 10TH AVE S
001	172304	9606	5/26/05	\$299,950	1880	0	7	2005	3	7341	N	N	13421 DES MOINES MEMORIAL DR S
001	336140	1854	6/23/04	\$198,000	1900	0	7	1961	3	12800	N	N	11720 12TH AVE S
001	011100	0165	12/10/04	\$380,000	1940	1360	7	1950	3	20730	N	N	907 S 134TH ST
001	172304	9032	5/13/04	\$269,950	2000	0	7	1987	3	21239	N	N	13628 10TH AVE S
001	172304	9101	1/23/06	\$252,000	2010	0	7	1970	3	16300	N	N	13025 10TH AVE S
001	172304	9460	6/28/05	\$339,000	2030	0	7	1961	3	9034	N	N	13708 10TH AVE S
001	955271	0010	1/18/06	\$312,314	2030	0	7	2006	3	7204	N	N	1360 S 134TH ST
001	955271	0050	12/2/05	\$345,000	2160	0	7	2006	3	7401	N	N	1374 S 134TH ST
001	172304	9246	3/23/05	\$244,000	2270	0	7	1939	4	9131	N	N	13422 12TH AVE S
001	801860	0658	1/30/05	\$312,998	2310	0	7	2004	3	5802	N	N	12652 12TH AVE S
001	336140	1866	6/16/06	\$380,000	2320	120	7	1964	4	8031	N	N	11853 14TH AVE S
001	172304	9597	4/14/04	\$296,000	2330	0	7	2003	3	7211	N	N	13670 11TH PL S
001	801860	0076	8/31/06	\$365,000	2330	0	7	1956	4	7500	N	N	12217 16TH AVE S
001	172304	9598	4/6/04	\$285,089	2360	0	7	2003	3	7184	N	N	13680 11TH PL S
001	172304	9409	5/27/04	\$303,000	2360	0	7	2003	3	8339	N	N	13690 11TH PL S
001	172304	9600	2/23/05	\$330,000	2360	0	7	2004	3	6541	N	N	1012 S 138TH ST
001	172304	9487	11/10/05	\$299,975	1440	920	8	1964	4	8800	N	N	704 S 142ND ST
001	276260	0045	5/11/05	\$299,000	1470	530	8	1956	3	15975	N	N	14054 6TH AVE S
001	011100	0335	8/23/06	\$408,000	1650	840	8	1966	3	22106	N	N	13425 12TH AVE S
001	336140	1345	2/10/06	\$352,800	1750	0	8	1967	4	9180	N	N	1029 S 116TH ST
001	176060	0137	10/5/06	\$415,000	1790	800	8	1961	3	16148	N	N	609 S 147TH PL
001	172304	9139	11/15/04	\$279,000	1840	0	8	1985	3	73180	N	N	1228 S 140TH ST
001	638855	0100	5/13/04	\$299,000	1910	0	8	1998	3	7292	N	N	14533 4TH CT S
001	603000	0035	7/2/04	\$290,000	2020	0	8	2004	3	7763	N	N	707 S 137TH PL
001	202304	9007	5/11/04	\$356,100	2080	350	8	1929	5	25349	N	N	836 S 146TH ST
001	011100	0066	3/15/05	\$346,950	2100	0	8	2005	3	11244	N	N	13230 10TH AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
001	638855	0180	8/2/04	\$365,000	2110	1010	8	1998	3	8227	N	N	14405 4TH CT S
001	638855	0190	3/18/05	\$390,000	2200	0	8	1997	3	8035	N	N	14253 4TH CT S
001	172304	9611	12/12/05	\$379,950	2320	0	8	2006	3	7717	N	N	14220 4TH AVE S
001	172304	9609	12/10/05	\$389,950	2320	0	8	2006	3	7108	N	N	14212 4TH AVE S
001	011100	0210	5/11/06	\$447,000	2430	0	8	2006	3	6904	N	N	13455 10TH AVE S
001	603140	0074	1/10/06	\$438,000	2490	0	8	2005	3	8057	N	N	1033 S 128TH ST
001	172304	9608	12/10/05	\$399,950	2660	0	8	2006	3	6603	N	N	14210 4TH AVE S
001	172304	9580	5/7/04	\$301,000	3460	0	8	2003	3	8144	N	N	709 S 142ND ST
001	172304	9610	3/10/06	\$605,000	3430	0	10	2006	3	7574	N	N	14216 4TH AVE S
002	172180	0640	2/3/05	\$155,000	480	0	4	1945	3	5610	N	N	10458 3RD AVE SW
002	072304	9204	12/8/06	\$235,000	530	0	4	1942	4	7638	N	N	245 SW 119TH ST
002	289860	0010	10/31/05	\$205,000	660	0	4	1983	2	7620	N	N	10038 9TH AVE SW
002	384160	0216	8/11/05	\$200,000	720	0	4	1946	4	7080	N	N	11727 12TH AVE S
002	388380	0055	2/15/05	\$155,000	840	0	4	1943	4	10010	N	N	441 SW 116TH ST
002	788960	1690	5/18/05	\$222,500	890	0	4	1940	5	6240	N	N	12430 3RD AVE SW
002	660100	0020	9/21/05	\$128,000	550	0	5	1952	3	8216	N	N	250 SW 116TH ST
002	938220	0065	12/1/05	\$230,000	580	580	5	1946	3	6414	N	N	1022 SW 118TH ST
002	752000	0240	5/26/05	\$175,000	590	0	5	1928	5	5080	N	N	1244 SW 119TH ST
002	316360	0015	6/27/06	\$218,950	600	0	5	1933	3	4000	N	N	323 SW 108TH ST
002	379400	0010	10/7/04	\$174,000	630	0	5	1942	5	8250	N	N	11408 14TH AVE SW
002	072304	9292	3/3/06	\$292,283	640	0	5	1916	4	30936	N	N	11905 4TH AVE SW
002	505580	0085	11/28/05	\$215,000	660	0	5	1942	3	6409	N	N	1036 SW 117TH ST
002	072304	9231	6/8/06	\$225,000	670	0	5	1952	4	6860	N	N	12260 4TH AVE SW
002	072304	9229	9/8/06	\$249,900	670	0	5	1949	3	6370	N	N	12240 4TH AVE SW
002	788960	1990	6/3/05	\$183,000	700	0	5	1940	2	5300	N	N	12453 3RD AVE SW
002	526920	0050	8/12/05	\$228,000	700	0	5	1941	3	8174	Y	N	10005 11TH AVE SW
002	072304	9485	7/6/06	\$202,500	750	0	5	1920	4	7920	N	N	651 SW 120TH ST
002	662040	0165	8/10/05	\$135,000	760	0	5	1941	4	6227	Y	N	10213 OCCIDENTAL AVE S
002	662040	0165	11/3/06	\$246,800	760	0	5	1941	4	6227	Y	N	10213 OCCIDENTAL AVE S
002	355080	0062	4/26/06	\$199,900	770	0	5	1940	4	7956	N	N	10226 10TH AVE SW
002	241460	0180	10/28/04	\$195,000	780	0	5	1937	4	8925	N	N	16 SW 102ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
002	241460	0146	10/21/04	\$139,950	780	0	5	1943	3	8016	N	N	10021 1ST AVE SW
002	526920	0095	11/22/04	\$130,000	790	0	5	1928	4	7620	N	N	10009 10TH AVE SW
002	072304	9258	9/13/06	\$207,325	790	290	5	1910	2	5129	N	N	609 SW 126TH ST
002	172180	1315	6/8/06	\$215,000	800	0	5	1935	2	4080	N	N	10626 2ND PL SW
002	258680	0035	7/21/06	\$179,000	800	0	5	1924	2	7632	N	N	10857 11TH AVE SW
002	172180	0300	9/13/05	\$202,000	820	0	5	1930	4	4099	N	N	10634 4TH AVE SW
002	788960	0465	7/28/04	\$159,770	830	0	5	1942	3	4500	N	N	12219 2ND PL SW
002	797320	2281	9/24/04	\$160,000	860	0	5	1924	3	8516	N	N	415 SW 102ND ST
002	797320	2281	9/28/06	\$210,000	860	0	5	1924	3	8516	N	N	415 SW 102ND ST
002	662040	0040	3/14/06	\$284,000	880	720	5	1939	4	6250	N	N	10036 1ST AVE S
002	374460	0525	12/27/05	\$242,500	888	0	5	1941	3	9600	N	N	12411 12TH CT SW
002	062304	9174	12/23/05	\$280,000	890	0	5	1936	3	18637	N	N	826 SW 108TH ST
002	062304	9362	10/27/04	\$185,000	910	450	5	1942	4	7680	N	N	1005 SW 106TH ST
002	662040	0555	4/6/06	\$254,950	920	0	5	1942	5	5000	N	N	10113 MYERS WAY S
002	241460	0315	9/27/04	\$169,800	930	0	5	1941	4	6363	N	N	10216 3RD AVE SW
002	351400	0020	4/27/04	\$193,000	950	0	5	1946	5	8160	N	N	11222 12TH AVE SW
002	289920	0125	3/28/05	\$225,050	950	460	5	1948	4	7620	N	N	10437 10TH AVE SW
002	505580	0090	7/11/06	\$275,000	950	0	5	1954	5	6409	N	N	1032 SW 117TH ST
002	172180	1175	5/12/04	\$154,000	970	0	5	1937	3	5546	N	N	10675 2ND PL SW
002	788960	0220	3/9/06	\$210,000	970	0	5	1949	4	6240	N	N	12217 2ND AVE SW
002	062304	9195	9/7/06	\$250,000	970	0	5	1946	3	10816	Y	N	10402 8TH AVE SW
002	172180	1175	12/28/06	\$245,500	970	0	5	1937	3	5546	N	N	10675 2ND PL SW
002	788960	1070	11/21/06	\$264,450	1000	0	5	1942	4	6000	N	N	12428 1ST AVE SW
002	241460	0381	11/26/04	\$194,500	1020	0	5	1942	5	7580	N	N	10246 4TH AVE SW
002	241460	0381	3/24/06	\$267,000	1020	0	5	1942	5	7580	N	N	10246 4TH AVE SW
002	072304	9342	10/5/05	\$237,000	1060	0	5	1940	4	9102	N	N	428 SW 120TH ST
002	752000	0680	6/22/06	\$258,500	1060	0	5	1953	4	4415	N	N	11902 11TH PL SW
002	062304	9179	11/9/06	\$310,000	1140	0	5	1939	5	5800	N	N	1115 SW 106TH ST
002	797320	1710	11/21/05	\$186,000	1160	0	5	1930	4	8640	N	N	10044 6TH AVE SW
002	062304	9158	10/12/04	\$180,000	1320	0	5	1939	3	13680	N	N	10420 10TH AVE SW
002	072304	9489	4/15/05	\$230,000	1350	0	5	1942	5	7062	N	N	11225 14TH AVE SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
002	938220	0030	9/7/05	\$200,000	1460	0	5	1925	3	7673	N	N	1044 SW 118TH ST
002	264180	0080	6/8/04	\$155,000	580	260	6	1951	4	8569	N	N	159 SW 114TH ST
002	788960	0625	5/11/05	\$195,333	590	0	6	1942	3	6000	N	N	128 SW 124TH ST
002	788960	0625	4/26/06	\$235,000	590	0	6	1942	3	6000	N	N	128 SW 124TH ST
002	384160	0163	7/24/06	\$240,000	620	0	6	1923	4	16750	N	N	11731 AMBAUM BLVD SW
002	052304	9174	5/17/04	\$229,000	640	640	6	1948	4	10640	N	N	10336 3RD AVE S
002	072304	9203	4/11/06	\$254,000	650	0	6	1945	4	10800	N	N	11924 4TH AVE SW
002	662040	0115	10/26/06	\$292,950	660	0	6	1939	4	12500	N	N	102 S 104TH ST
002	788960	1925	4/13/05	\$125,000	680	0	6	1948	3	4500	N	N	12444 4TH AVE SW
002	796260	0065	4/26/04	\$160,000	690	0	6	1953	3	8504	N	N	831 SW 125TH ST
002	796260	0055	1/31/06	\$190,000	690	0	6	1953	3	8504	N	N	845 SW 125TH ST
002	062304	9341	4/7/04	\$141,500	720	0	6	1947	4	7260	N	N	10223 9TH AVE SW
002	079500	2270	12/15/04	\$189,950	720	0	6	1946	4	6060	N	N	117 S 104TH ST
002	662040	0450	4/6/05	\$233,850	720	0	6	1942	5	6252	N	N	10240 2ND AVE S
002	072304	9411	4/26/05	\$220,000	720	0	6	1942	3	7500	N	N	12023 4TH AVE SW
002	514760	0070	11/17/05	\$241,950	720	0	6	1953	4	7718	N	N	615 SW 106TH ST
002	062304	9366	3/20/05	\$217,000	750	300	6	1928	4	6165	N	N	10854 8TH AVE SW
002	788960	0820	7/9/04	\$176,950	760	0	6	1953	3	4888	N	N	12240 1ST AVE SW
002	172180	0940	7/5/06	\$305,000	760	0	6	1950	3	9180	N	N	10437 2ND PL SW
002	788960	0820	7/12/06	\$260,000	760	0	6	1953	3	4888	N	N	12240 1ST AVE SW
002	797320	2320	10/26/04	\$173,400	770	0	6	1930	4	8621	N	N	10246 5TH AVE SW
002	894700	0015	12/18/06	\$308,000	770	280	6	1954	4	8771	N	N	10417 5TH AVE SW
002	241460	0385	6/8/04	\$185,000	780	230	6	1950	4	5344	N	N	10252 4TH AVE SW
002	062304	9125	6/7/06	\$220,000	780	0	6	1945	3	8621	N	N	10622 12TH AVE SW
002	514700	0136	7/27/06	\$251,000	780	0	6	1948	3	6983	N	N	10465 6TH AVE SW
002	264180	0065	7/28/06	\$259,500	780	0	6	1950	3	8568	N	N	152 SW 115TH ST
002	797320	2250	3/31/05	\$230,000	800	0	6	1920	4	8640	N	N	10231 5TH AVE SW
002	797320	2250	6/6/06	\$284,500	800	0	6	1920	4	8640	N	N	10231 5TH AVE SW
002	662040	0265	2/23/04	\$215,700	820	0	6	1952	3	4659	N	N	10208 OCCIDENTAL AVE S
002	172180	1240	4/7/05	\$215,000	820	0	6	1948	4	6120	N	N	10641 1ST AVE SW
002	062304	9116	5/20/05	\$191,500	820	0	6	1942	3	8113	N	N	10215 10TH AVE SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
002	289860	0125	6/29/05	\$130,000	820	0	6	1947	2	7620	N	N	10035 9TH AVE SW
002	634100	0015	11/3/05	\$218,000	820	0	6	1940	3	10741	N	N	12237 4TH AVE SW
002	172180	1240	5/12/06	\$245,000	820	0	6	1948	4	6120	N	N	10641 1ST AVE SW
002	062304	9363	7/28/05	\$230,000	830	0	6	1927	2	7272	N	N	1001 SW 106TH ST
002	514820	0010	10/11/05	\$189,000	830	0	6	1952	3	8887	N	N	10432 5TH AVE SW
002	514700	0165	6/1/04	\$179,500	840	0	6	1948	3	6200	N	N	716 SW 106TH ST
002	072304	9482	5/11/05	\$287,500	840	420	6	2004	3	8960	N	N	12012 4TH AVE SW
002	384160	0030	8/22/05	\$253,950	840	160	6	1930	4	9437	N	N	11621 14TH AVE SW
002	514700	0165	8/23/06	\$262,000	840	0	6	1948	3	6200	N	N	716 SW 106TH ST
002	172180	0810	7/7/05	\$222,000	850	0	6	1941	4	6120	N	N	10412 2ND AVE SW
002	062304	9206	11/12/04	\$229,000	870	600	6	1965	3	9990	N	N	10420 6TH AVE SW
002	514700	0100	5/13/05	\$209,000	870	0	6	1948	3	8117	N	N	10445 5TH AVE SW
002	072304	9238	4/12/04	\$224,500	880	420	6	1952	4	8234	N	N	11214 11TH AVE SW
002	172180	0820	1/10/05	\$199,950	880	0	6	1941	4	6120	N	N	10418 2ND AVE SW
002	796260	0035	4/29/05	\$178,000	880	0	6	1954	3	8369	N	N	862 SW 126TH ST
002	072304	9219	5/2/05	\$168,000	880	0	6	1942	4	10800	N	N	242 SW 122ND ST
002	796260	0035	6/13/05	\$222,000	880	0	6	1954	3	8369	N	N	862 SW 126TH ST
002	374460	0886	12/9/05	\$207,500	880	0	6	1952	4	8505	N	N	827 SW 126TH ST
002	241460	0125	8/16/06	\$386,000	880	660	6	1961	4	8249	N	N	118 SW 102ND ST
002	241460	0215	10/14/04	\$243,500	890	0	6	1941	4	15083	N	N	10226 1ST AVE SW
002	634100	0050	8/2/05	\$225,000	890	0	6	1947	3	12780	N	N	528 SW 124TH ST
002	379400	0040	5/5/05	\$231,900	900	0	6	1942	3	8259	N	N	11444 14TH AVE SW
002	052304	9029	2/10/06	\$281,775	900	210	6	1919	4	12525	Y	N	9835 OCCIDENTAL AVE S
002	258680	0050	7/6/06	\$245,000	910	0	6	1956	3	7618	N	N	10839 11TH AVE SW
002	104100	0085	10/7/04	\$230,500	920	920	6	1959	4	6700	N	N	10712 11TH AVE SW
002	062304	9214	6/1/06	\$243,000	920	0	6	1948	4	10500	N	N	10460 8TH AVE SW
002	662040	0600	11/1/04	\$220,500	930	290	6	1938	4	7816	N	N	10023 2ND AVE S
002	072304	9347	3/1/05	\$193,000	930	0	6	1973	3	8100	N	N	11421 11TH AVE SW
002	634100	0231	12/23/05	\$185,000	930	0	6	1946	3	14500	N	N	704 SW 126TH ST
002	172180	1420	6/24/04	\$165,000	940	0	6	1952	4	9180	N	N	10433 1ST AVE SW
002	752000	0166	11/15/04	\$199,950	940	0	6	1946	4	7532	N	N	1227 SW 118TH ST

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**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
002	788960	1665	6/17/05	\$235,000	940	650	6	2005	3	3120	N	N	12416 3RD AVE SW
002	662040	0590	12/12/05	\$215,000	940	0	6	1942	5	8022	N	N	10031 2ND AVE S
002	072304	9259	6/20/05	\$230,000	950	0	6	1950	4	20289	N	N	1233 SW 112TH ST
002	384160	0120	3/1/06	\$179,999	960	0	6	1928	3	9675	N	N	11621 12TH AVE SW
002	662040	0645	1/12/04	\$185,000	980	200	6	1947	3	10900	Y	N	10006 2ND AVE S
002	172180	0360	10/12/05	\$242,500	980	0	6	1946	4	6120	N	N	10639 3RD AVE SW
002	072304	9609	8/15/06	\$310,000	980	290	6	1950	4	7800	N	N	201 SW 119TH ST
002	374460	0401	10/24/06	\$250,000	980	0	6	1949	3	6300	N	N	902 SW 124TH ST
002	662040	0645	12/26/06	\$240,000	980	200	6	1947	3	10900	Y	N	10006 2ND AVE S
002	797320	0690	12/10/04	\$187,000	990	0	6	1971	4	8287	N	N	9615 10TH AVE SW
002	072304	9590	4/7/05	\$238,000	990	0	6	1972	3	8927	N	N	11923 8TH AVE SW
002	788960	0725	6/10/05	\$259,950	990	0	6	1941	4	6000	N	N	12213 1ST AVE SW
002	316360	0335	7/19/05	\$215,975	990	0	6	1947	4	6925	N	N	10853 1ST AVE SW
002	104100	0075	11/2/05	\$249,950	990	0	6	1961	3	6834	N	N	10702 11TH AVE SW
002	662040	0205	2/12/04	\$202,500	1000	0	6	1949	3	6227	Y	N	10023 OCCIDENTAL AVE S
002	788960	1900	8/15/05	\$240,000	1000	0	6	1939	4	9000	N	N	12430 4TH AVE SW
002	072304	9103	6/17/04	\$199,500	1010	0	6	1941	3	6856	N	N	1414 SW 114TH ST
002	384160	0060	2/22/05	\$216,950	1010	0	6	1977	3	9937	N	N	11624 14TH AVE SW
002	072304	9510	7/11/05	\$320,500	1010	0	6	1946	3	9180	N	N	241 SW 119TH ST
002	289860	0235	7/10/06	\$251,000	1010	0	6	1977	3	8100	N	N	10049 11TH AVE SW
002	062304	9313	4/30/04	\$251,000	1020	380	6	1959	4	7920	N	N	10411 10TH AVE SW
002	316360	0076	6/30/05	\$190,500	1020	0	6	1946	2	6871	N	N	304 SW 110TH ST
002	072304	9210	4/13/05	\$220,000	1024	0	6	1964	5	8640	N	N	204 SW 120TH ST
002	526920	0010	3/16/05	\$249,600	1030	720	6	1959	3	9600	N	N	1117 SW 100TH ST
002	289860	0100	3/25/05	\$230,000	1030	0	6	1924	3	7680	N	N	914 SW 102ND ST
002	092000	0110	9/8/05	\$225,000	1030	800	6	1958	3	8912	N	N	12512 13TH AVE SW
002	639500	0015	9/25/06	\$272,000	1030	0	6	1953	3	6201	N	N	12214 4TH AVE SW
002	289860	0100	10/27/06	\$305,000	1030	0	6	1924	3	7680	N	N	914 SW 102ND ST
002	062304	9153	5/18/04	\$215,000	1040	1040	6	1940	3	8000	N	N	1109 SW 106TH ST
002	258680	0310	3/22/06	\$267,500	1040	0	6	1920	4	7838	N	N	11050 12TH AVE SW
002	072304	9260	10/17/06	\$276,000	1040	0	6	1942	3	22897	N	N	603 SW 116TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	797320	2270	3/4/05	\$222,000	1050	0	6	1929	4	8640	N	N	511 SW 102ND ST
002	079500	1960	9/15/05	\$219,500	1050	0	6	1946	4	6250	N	N	209 S 107TH ST
002	797320	2270	3/29/06	\$214,950	1050	0	6	1929	4	8640	N	N	511 SW 102ND ST
002	079500	2190	9/21/04	\$186,000	1060	0	6	1941	4	8000	Y	N	104 S 106TH ST
002	639500	0010	1/25/05	\$225,000	1060	0	6	1953	3	6412	N	N	317 SW 122ND ST
002	634100	0133	7/26/05	\$251,000	1060	0	6	1977	3	7807	N	N	12426 7TH AVE SW
002	634100	0132	8/19/05	\$250,950	1060	0	6	1977	4	7302	N	N	12418 7TH AVE SW
002	172180	1915	3/30/06	\$306,000	1060	0	6	1950	2	7140	N	N	10637 1ST AVE S
002	172180	1825	11/1/06	\$270,000	1060	0	6	1949	3	6960	N	N	10615 1ST AVE S
002	172180	1885	12/1/06	\$253,750	1060	0	6	1950	2	6120	N	N	10648 1ST AVE SW
002	514760	0095	2/24/05	\$204,000	1070	0	6	1953	3	7754	N	N	715 SW 106TH ST
002	514760	0095	3/22/06	\$251,950	1070	0	6	1953	3	7754	N	N	715 SW 106TH ST
002	796260	0010	1/24/05	\$212,950	1080	0	6	1953	3	8504	N	N	830 SW 126TH ST
002	796260	0010	5/31/06	\$257,500	1080	0	6	1953	3	8504	N	N	830 SW 126TH ST
002	289860	0160	4/7/04	\$175,200	1090	0	6	1936	3	7747	N	N	1016 SW 102ND ST
002	316360	0325	5/6/05	\$205,000	1090	0	6	1941	4	6645	N	N	10858 2ND AVE SW
002	662040	0090	6/30/06	\$291,500	1090	0	6	1942	3	6250	N	N	10230 1ST AVE S
002	062304	9185	12/7/06	\$229,000	1090	500	6	1942	2	6700	N	N	10626 12TH AVE SW
002	662040	0170	3/16/05	\$266,950	1120	840	6	1950	3	6227	Y	N	10209 OCCIDENTAL AVE S
002	316360	0165	6/27/05	\$210,000	1120	0	6	1948	3	6965	N	N	10826 3RD AVE SW
002	374460	0507	1/26/05	\$309,950	1140	730	6	1941	4	18900	Y	N	12423 14TH AVE SW
002	345100	0180	4/16/04	\$235,000	1160	1160	6	1942	3	17710	N	N	1220 SW 107TH ST
002	241460	0010	6/16/04	\$246,950	1160	1040	6	1947	4	8337	N	N	10020 4TH AVE SW
002	072304	9372	3/11/05	\$180,000	1160	0	6	1954	4	7200	N	N	12629 4TH AVE SW
002	374460	0604	7/19/05	\$287,500	1160	440	6	1986	2	9450	N	N	1015 SW 124TH ST
002	079500	2090	5/18/06	\$192,000	1160	0	6	1941	3	8200	N	N	104 S 107TH ST
002	258680	0295	3/22/06	\$172,000	1170	0	6	1914	3	7667	N	N	11038 12TH AVE SW
002	258680	0295	7/14/06	\$232,500	1170	0	6	1914	3	7667	N	N	11038 12TH AVE SW
002	241460	0400	4/14/06	\$291,500	1190	0	6	1939	4	7570	N	N	10227 3RD AVE SW
002	790760	0100	9/13/06	\$300,000	1220	0	6	1953	4	9147	N	N	203 SW 114TH ST
002	374460	0027	10/5/04	\$265,000	1260	200	6	1946	3	10880	Y	N	1401 SW 120TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
002	241460	0321	4/26/05	\$230,000	1280	0	6	1964	3	6363	N	N	10220 3RD AVE SW
002	072304	9577	10/15/04	\$224,950	1290	0	6	1968	3	8500	N	N	12012 2ND PL SW
002	072304	9374	6/29/05	\$246,000	1290	0	6	1939	4	11970	N	N	12613 2ND PL SW
002	062304	9177	10/11/06	\$319,950	1290	260	6	1943	4	11250	N	N	10442 8TH AVE SW
002	797320	2150	9/17/04	\$222,000	1300	0	6	1969	3	8640	N	N	10221 6TH AVE SW
002	079500	2158	4/26/06	\$249,000	1300	0	6	1977	4	6250	N	N	10424 1ST AVE S
002	072304	9417	12/5/06	\$310,000	1310	0	6	1959	4	7200	N	N	12616 4TH AVE SW
002	092000	0105	1/28/05	\$300,000	1320	690	6	1958	3	12492	N	N	12504 13TH AVE SW
002	345100	0472	1/26/05	\$167,500	1340	0	6	1994	3	7158	N	N	1408 SW 112TH ST
002	514820	0005	6/14/05	\$286,000	1400	150	6	1954	4	8637	N	N	10428 5TH AVE SW
002	788960	0375	12/8/04	\$225,900	1440	0	6	1946	5	6000	N	N	12269 2ND PL SW
002	662040	0130	6/10/04	\$223,000	1450	250	6	1948	3	6227	N	N	10247 OCCIDENTAL AVE S
002	505580	0120	1/13/05	\$246,650	1460	0	6	2004	3	6522	N	N	1002 SW 117TH ST
002	241460	0310	7/7/04	\$224,500	1480	170	6	1931	4	7564	N	N	219 SW 102ND ST
002	072304	9317	12/3/04	\$222,900	1540	0	6	1925	4	8688	N	N	404 SW 120TH ST
002	289860	0180	5/3/06	\$316,000	1670	0	6	1942	4	11450	N	N	10033 10TH AVE SW
002	662040	0620	8/29/05	\$274,000	1680	0	6	1941	4	8469	N	N	10005 2ND AVE S
002	345100	0415	5/13/04	\$285,000	1730	0	6	1949	4	21700	N	N	11028 14TH AVE SW
002	374460	0423	10/11/05	\$340,000	1760	0	6	1984	3	10240	N	N	1036 SW 124TH ST
002	258680	0205	3/25/04	\$237,000	1880	0	6	1928	3	7680	N	N	11050 11TH AVE SW
002	072304	9391	3/28/06	\$320,000	1980	0	6	1956	3	11173	N	N	419 SW 126TH ST
002	062304	9197	12/22/05	\$379,950	2030	0	6	1955	4	18938	N	N	824 SW 108TH ST
002	620900	0165	6/15/05	\$280,000	2290	0	6	1953	4	7765	N	N	11447 14TH AVE SW
002	072304	9368	8/28/06	\$225,000	830	0	7	1949	3	10879	N	N	405 SW 126TH ST
002	938220	0121	5/1/06	\$296,000	850	460	7	1950	4	5772	N	N	1031 SW 117TH ST
002	316360	0305	6/7/04	\$160,000	860	0	7	1960	3	6949	N	N	10838 2ND AVE SW
002	742130	0070	7/29/05	\$255,200	900	430	7	1970	3	7419	N	N	415 SW 116TH PL
002	742130	0030	11/3/05	\$208,250	900	430	7	1970	3	8369	N	N	416 SW 116TH PL
002	258680	0230	3/16/04	\$213,000	910	630	7	1951	3	7670	N	N	11039 10TH AVE SW
002	258680	0185	3/16/06	\$275,000	910	500	7	1950	3	7660	N	N	11026 11TH AVE SW
002	788960	1680	5/3/06	\$317,000	920	550	7	1998	3	3120	N	N	12422 3RD AVE SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
002	788960	2030	7/11/06	\$320,000	920	556	7	2005	3	3300	N	N	12425 3RD AVE SW
002	788960	1685	10/5/06	\$300,000	920	550	7	1998	3	3120	N	N	12424 3RD AVE SW
002	688380	0030	8/21/06	\$269,950	930	0	7	1954	3	8990	N	N	628 SW 107TH ST
002	788960	1047	1/30/04	\$230,000	940	650	7	1993	3	3000	N	N	12418 1ST AVE SW
002	788960	1480	11/9/04	\$241,000	940	700	7	1994	3	3120	N	N	12422 2ND AVE SW
002	788960	0505	3/23/05	\$253,500	940	650	7	1993	3	3000	N	N	12202 2ND PL SW
002	345100	0456	6/24/05	\$235,000	940	0	7	1950	4	10000	N	N	1254 SW 112TH ST
002	788960	1470	9/13/05	\$269,000	940	700	7	1994	3	3120	N	N	12418 2ND AVE SW
002	662040	0495	12/12/05	\$370,000	940	390	7	1954	5	5450	Y	N	10309 3RD AVE S
002	788960	2036	3/14/06	\$250,000	940	660	7	2006	3	3000	N	N	12417 3RD AVE SW
002	788960	2035	5/8/06	\$250,000	940	660	7	2006	3	3000	N	N	12419 3RD AVE SW
002	788960	0905	7/14/06	\$310,000	940	650	7	1994	3	3000	N	N	12266 1ST AVE SW
002	788960	1060	9/20/06	\$338,500	940	670	7	1991	3	3000	N	N	12426 1ST AVE SW
002	938220	0080	4/6/04	\$188,500	970	0	7	1966	4	6416	N	N	1006 SW 118TH ST
002	172180	1095	11/12/04	\$240,000	970	620	7	1998	3	3060	N	N	10642 2ND AVE SW
002	172180	0680	9/23/06	\$334,990	970	620	7	1998	3	3060	N	N	10449 2ND AVE SW
002	688380	0100	2/4/05	\$223,000	980	0	7	1954	4	8760	N	N	611 SW 107TH ST
002	862760	0035	5/8/06	\$342,000	980	760	7	1942	4	5714	N	N	459 SW 122ND ST
002	241460	0196	11/14/06	\$325,000	980	150	7	1950	3	9050	N	N	10019 1ST AVE S
002	172180	0510	3/23/04	\$236,500	990	780	7	1998	3	3060	N	N	10608 3RD AVE SW
002	374460	0881	11/21/06	\$329,500	990	0	7	1957	3	8505	N	N	824 SW 127TH ST
002	289920	0060	6/14/04	\$200,000	1020	0	7	1964	3	7680	N	N	10457 9TH AVE SW
002	316360	0045	9/21/04	\$239,000	1020	400	7	1961	4	6957	Y	N	10832 4TH AVE SW
002	072304	9416	12/7/04	\$299,000	1020	1020	7	1959	4	8386	N	N	11456 12TH AVE SW
002	355080	0080	3/22/05	\$252,000	1020	380	7	1961	3	8160	N	N	904 SW 104TH ST
002	062304	9305	9/30/05	\$269,550	1020	280	7	1959	4	7620	N	N	10429 10TH AVE SW
002	355080	0080	4/4/06	\$318,000	1020	380	7	1961	3	8160	N	N	904 SW 104TH ST
002	662040	0175	6/15/06	\$310,000	1020	850	7	1948	3	5780	Y	N	10205 OCCIDENTAL AVE S
002	241460	0145	7/26/05	\$263,000	1030	1030	7	1969	3	8028	N	N	10015 1ST AVE SW
002	384160	0188	4/7/06	\$289,950	1030	0	7	1968	3	8640	N	N	11648 14TH AVE SW
002	662040	0335	7/7/04	\$191,000	1040	0	7	1952	3	5367	N	N	10241 2ND AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	788960	0410	2/24/05	\$215,000	1040	0	7	1963	4	5500	N	N	12249 2ND PL SW
002	634100	0031	7/28/04	\$267,500	1050	410	7	1975	3	7582	N	N	12314 5TH AVE SW
002	241460	0121	8/23/04	\$235,000	1050	940	7	1960	3	8117	N	N	10038 2ND AVE SW
002	634100	0043	10/18/04	\$265,000	1050	520	7	1975	4	7582	N	N	12315 5TH AVE SW
002	258680	0360	5/28/05	\$242,000	1050	0	7	1950	4	7641	N	N	1103 SW 110TH ST
002	790760	0105	10/25/04	\$195,000	1060	0	7	1954	3	8220	N	N	202 SW 115TH ST
002	634100	0090	1/4/06	\$316,500	1060	540	7	1963	3	9225	N	N	12310 7TH PL SW
002	796260	0050	1/7/05	\$222,500	1070	380	7	1954	3	8369	N	N	849 SW 125TH ST
002	862760	0075	4/11/05	\$221,000	1070	0	7	1954	4	9750	N	N	12213 4TH AVE SW
002	797320	2093	11/8/05	\$320,000	1080	420	7	1990	3	8659	N	N	10224 7TH AVE SW
002	172180	1380	7/13/06	\$266,000	1080	460	7	1961	3	6120	N	N	10436 2ND PL SW
002	662040	0290	12/1/06	\$305,000	1080	110	7	1953	3	5250	N	N	10232 OCCIDENTAL AVE S
002	079500	2487	12/19/06	\$397,500	1080	480	7	1948	3	9400	Y	N	316 S 106TH ST
002	384160	0140	4/27/06	\$200,000	1090	0	7	1960	3	8056	N	N	11603 12TH AVE SW
002	384160	0191	7/26/05	\$239,000	1100	0	7	1955	3	7630	N	N	1238 SW 118TH ST
002	788960	1965	9/23/05	\$256,000	1100	0	7	1940	4	4608	N	N	12461 3RD AVE SW
002	384160	0191	7/25/06	\$281,000	1100	0	7	1955	3	7630	N	N	1238 SW 118TH ST
002	316360	0295	8/3/04	\$219,950	1110	0	7	1961	4	6965	N	N	10828 2ND AVE SW
002	374460	0666	9/10/04	\$279,950	1110	240	7	1948	4	13349	N	N	806 SW 126TH ST
002	062304	9263	10/8/04	\$203,000	1110	80	7	1955	3	9000	N	N	10454 8TH AVE SW
002	752000	0125	10/26/06	\$287,400	1110	0	7	1966	3	9195	N	N	11822 12TH AVE SW
002	419400	0020	11/20/06	\$399,950	1110	940	7	1967	3	7654	N	N	11807 8TH AVE SW
002	790760	0122	6/28/06	\$370,000	1120	380	7	1967	4	9420	N	N	216 SW 115TH ST
002	172180	1170	3/24/04	\$249,950	1130	690	7	2003	3	2972	N	N	204 SW 108TH ST
002	345100	0341	6/20/05	\$272,000	1130	870	7	1997	3	9750	N	N	10843 12TH AVE SW
002	662040	0631	7/21/05	\$265,000	1130	750	7	1960	4	8800	N	N	139 S 100TH ST
002	752000	0045	8/25/05	\$303,900	1130	790	7	1989	3	6400	N	N	1037 SW 118TH ST
002	281690	0070	9/16/04	\$262,500	1140	1000	7	1962	3	8904	N	N	223 SW 115TH ST
002	345100	0192	6/7/06	\$299,000	1140	600	7	1960	3	8060	N	N	1228 SW 107TH ST
002	258680	0130	6/4/04	\$229,950	1150	580	7	1958	3	7618	N	N	10839 10TH AVE SW
002	281680	0005	6/28/05	\$289,950	1150	1020	7	1959	3	9782	N	N	12125 7TH PL SW

**Improved Sales Used in this Annual Update Analysis**  
**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>		
002	281680	0005	4/3/06	\$317,900	1150	1020	7	1959	3	9782	N	N	12125 7TH PL SW		
002	072304	9352	1/23/04	\$190,000	1160	0	7	1952	3	8100	N	N	1322 SW 116TH ST		
002	241460	0055	7/11/05	\$305,000	1160	500	7	1963	3	16230	N	N	10004 3RD AVE SW		
002	779680	0010	8/3/05	\$254,950	1160	0	7	1958	3	6500	N	N	12710 6TH AVE SW		
002	281690	0050	11/3/04	\$236,000	1170	290	7	1962	3	8217	N	N	235 SW 115TH ST		
002	092000	0075	1/14/05	\$219,900	1170	0	7	1955	3	10292	N	N	12503 14TH AVE SW		
002	636700	0006	7/9/04	\$203,000	1180	0	7	1955	3	9763	N	N	12024 4TH AVE SW		
002	514820	0040	4/1/05	\$242,000	1190	0	7	1952	4	7468	N	N	10433 5TH AVE SW		
002	374460	0663	7/13/05	\$240,000	1190	0	7	1954	3	8505	N	N	819 SW 125TH ST		
002	241460	0100	8/17/05	\$259,000	1190	500	7	1961	3	10824	N	N	10017 2ND AVE SW		
002	779680	0005	5/3/04	\$223,000	1200	0	7	1958	4	7000	N	N	12704 6TH AVE SW		
002	419390	0100	12/24/04	\$261,000	1200	400	7	1967	3	9348	N	N	712 SW 119TH ST		
002	072304	9594	6/1/05	\$285,000	1200	650	7	1972	3	7200	N	N	11626 7TH AVE SW		
002	779680	0005	11/2/06	\$287,500	1200	0	7	1958	4	7000	N	N	12704 6TH AVE SW		
002	172180	1090	9/28/04	\$273,000	1210	850	7	1998	3	3570	N	N	10640 2ND AVE SW		
002	316360	0105	10/27/04	\$200,000	1210	0	7	1942	5	6965	N	N	10825 3RD AVE SW		
002	374460	0405	4/15/05	\$260,000	1210	0	7	1980	3	7200	N	N	12315 8TH AVE SW		
002	079500	2400	10/26/05	\$240,000	1210	0	7	1953	3	6200	N	N	211 S 104TH ST		
002	384160	0035	3/27/06	\$453,350	1210	960	7	2006	3	6417	N	N	11623 14TH AVE SW		
002	662040	0505	5/4/06	\$360,000	1210	420	7	1963	3	5650	Y	N	10229 3RD AVE S		
002	345100	0442	12/5/06	\$180,000	1210	0	7	1962	3	12500	N	N	1222 SW 112TH ST		
002	514820	0060	2/10/04	\$189,000	1220	0	7	1954	3	6907	N	N	10438 7TH AVE SW		
002	241460	0116	3/4/04	\$172,000	1220	0	7	1960	4	8117	N	N	10032 2ND AVE SW		
002	779660	0075	6/14/04	\$199,500	1220	0	7	1956	4	8712	N	N	624 SW 128TH ST		
002	688380	0095	7/28/04	\$208,000	1220	0	7	1954	4	9052	N	N	617 SW 107TH ST		
002	281690	0020	9/15/06	\$401,000	1220	500	7	1960	3	8214	N	N	255 SW 115TH ST		
002	779660	0075	9/25/06	\$268,000	1220	0	7	1956	4	8712	N	N	624 SW 128TH ST		
002	938220	0085	7/1/04	\$222,000	1230	0	7	1966	4	6417	N	N	1002 SW 118TH ST		
002	062304	9086	11/30/06	\$370,000	1230	500	7	1967	3	14039	N	N	855 SW 108TH ST		
002	662040	0231	11/24/04	\$350,000	1240	430	7	1959	4	7108	Y	N	10040 OCCIDENTAL AVE S		
002	289860	0025	10/18/04	\$279,500	1250	1250	7	1965	3	7620	N	N	826 SW 102ND ST		

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	514700	0080	3/25/05	\$253,000	1250	0	7	1948	3	8056	N	N	10471 5TH AVE SW
002	072304	9274	5/12/05	\$284,950	1250	0	7	2004	3	8100	N	N	11244 11TH AVE SW
002	241460	0205	1/27/06	\$295,000	1250	950	7	1956	3	7972	N	N	27 SW 102ND ST
002	079500	1910	4/7/04	\$208,000	1260	0	7	1960	3	14700	N	N	255 S 107TH ST
002	092000	0090	9/20/05	\$312,650	1260	650	7	1956	3	7040	N	N	1308 SW 125TH ST
002	752000	0595	12/5/05	\$330,000	1260	1260	7	1962	3	11659	N	N	11904 12TH AVE SW
002	072304	9142	3/28/06	\$265,000	1260	0	7	1954	3	7500	N	N	11414 12TH AVE SW
002	316360	0290	12/21/06	\$290,000	1260	0	7	1941	4	6973	N	N	10820 2ND AVE SW
002	688380	0005	11/21/06	\$295,000	1270	0	7	1954	3	6510	N	N	10614 8TH AVE SW
002	374460	0660	6/23/06	\$398,000	1280	640	7	1967	3	8353	N	N	812 SW 126TH ST
002	072304	9503	11/21/06	\$185,000	1280	0	7	1961	3	9900	N	N	225 SW 118TH ST
002	072304	9109	5/9/05	\$280,000	1290	910	7	1986	3	7320	N	N	11917 4TH AVE SW
002	072304	9439	6/13/05	\$180,000	1300	0	7	1958	3	13500	N	N	426 SW 128TH ST
002	175310	0050	3/13/06	\$346,000	1300	120	7	1961	4	8864	N	N	12614 8TH AVE SW
002	241460	0075	4/11/06	\$305,000	1300	830	7	1962	3	7647	N	N	224 SW 102ND ST
002	166880	0130	5/2/05	\$223,950	1310	0	7	1961	4	10139	N	N	247 SW 118TH ST
002	241460	0201	6/16/06	\$240,000	1320	0	7	1941	3	5921	N	N	11 SW 100TH ST
002	634100	0093	9/13/06	\$320,000	1330	0	7	1963	4	9225	N	N	12318 7TH PL SW
002	264180	0095	4/6/05	\$243,000	1340	0	7	1958	4	8573	N	N	135 SW 114TH ST
002	079500	2401	8/16/05	\$260,000	1340	0	7	1953	3	6200	N	N	10410 2ND AVE S
002	662040	0460	9/2/04	\$192,500	1350	0	7	1942	3	7150	N	N	10258 2ND AVE S
002	355080	0015	9/14/04	\$252,500	1350	0	7	1970	4	7980	N	N	10246 9TH AVE SW
002	327580	0130	3/17/05	\$252,500	1350	0	7	1963	4	7475	N	N	12110 6TH AVE SW
002	072304	9451	4/14/05	\$275,000	1350	600	7	1963	3	11281	N	N	820 SW 118TH ST
002	072304	9313	12/12/05	\$380,000	1350	450	7	1958	3	23962	N	N	418 SW 128TH ST
002	264180	0090	5/22/06	\$260,000	1350	0	7	1957	3	8575	N	N	141 SW 114TH ST
002	062304	9295	11/15/05	\$279,950	1370	0	7	1978	4	7440	N	N	10613 11TH AVE SW
002	092000	0065	2/23/05	\$290,000	1390	580	7	1961	4	7452	N	N	12511 14TH AVE SW
002	779660	0085	3/25/05	\$210,000	1400	0	7	1957	3	8684	N	N	636 SW 128TH ST
002	634100	0243	6/8/05	\$250,000	1410	0	7	1957	4	9378	N	N	714 SW 126TH ST
002	289920	0193	9/16/05	\$339,950	1410	530	7	2005	3	6006	N	N	10452 12TH AVE SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
002	289920	0193	12/16/05	\$399,950	1410	530	7	2005	3	6006	N	N	10452 12TH AVE SW
002	172180	0240	4/14/06	\$337,000	1420	0	7	2005	3	3665	N	N	10622 4TH AVE SW
002	345100	0443	11/27/06	\$263,000	1420	0	7	1927	3	6404	N	N	11053 12TH AVE SW
002	072304	9202	7/26/05	\$245,500	1430	0	7	1962	4	8875	N	N	11910 4TH AVE SW
002	688380	0035	11/30/06	\$378,500	1430	680	7	1954	4	8990	N	N	622 SW 107TH ST
002	514760	0060	9/24/04	\$247,000	1440	0	7	2004	3	6695	N	N	10609 6TH AVE SW
002	062304	9323	12/14/05	\$278,000	1440	0	7	1959	4	7680	N	N	10418 11TH AVE SW
002	790760	0030	4/4/06	\$170,000	1440	0	7	1953	4	9061	N	N	226 SW 114TH ST
002	072304	9365	8/1/06	\$300,000	1440	0	7	1961	3	9240	N	N	503 SW 120TH ST
002	788960	0720	9/14/04	\$234,950	1450	0	7	2004	3	3000	N	N	12215 1ST AVE SW
002	172180	1407	10/27/04	\$237,950	1450	0	7	2004	3	3060	N	N	10478 2ND PL SW
002	258680	0120	6/6/05	\$255,000	1450	0	7	1957	3	7627	N	N	10853 10TH AVE SW
002	514760	0110	8/22/05	\$258,000	1450	0	7	1953	4	6576	N	N	10602 8TH AVE SW
002	788960	0720	12/7/05	\$264,500	1450	0	7	2004	3	3000	N	N	12215 1ST AVE SW
002	788960	0720	5/9/06	\$325,000	1450	0	7	2004	3	3000	N	N	12215 1ST AVE SW
002	172180	0305	1/28/04	\$218,950	1460	0	7	2003	3	4064	N	N	10636 4TH AVE SW
002	788960	0140	3/23/04	\$235,600	1460	0	7	2003	3	3120	N	N	12261 2ND AVE SW
002	788960	0145	3/29/04	\$240,000	1460	0	7	2003	3	3120	N	N	12259 2ND AVE SW
002	072304	9506	7/19/06	\$317,400	1460	0	7	1954	3	11413	N	N	611 SW 120TH ST
002	742130	0050	12/30/04	\$237,000	1470	0	7	1966	3	9001	N	N	429 SW 116TH PL
002	862760	0012	12/24/05	\$200,000	1470	730	7	1976	3	7200	N	N	643 SW 122ND ST
002	052304	9248	3/20/06	\$464,000	1480	1320	7	1984	3	7479	Y	N	322 S 104TH ST
002	289920	0030	5/13/04	\$212,000	1490	0	7	1956	4	7620	N	N	10436 9TH AVE SW
002	172180	0155	4/19/06	\$318,000	1490	0	7	2003	3	3060	N	N	10437 3RD AVE SW
002	172180	0720	11/22/05	\$299,950	1500	0	7	2005	3	2550	N	N	10416 3RD AVE SW
002	172180	1405	10/7/04	\$257,000	1530	0	7	2004	3	3060	N	N	10470 2ND PL SW
002	172180	1406	10/20/04	\$254,950	1530	0	7	2004	3	3060	N	N	10474 2ND PL SW
002	079500	1905	12/22/04	\$259,950	1530	450	7	1938	4	16000	N	N	315 S 106TH ST
002	062304	9273	4/21/06	\$327,950	1550	0	7	1979	3	9060	N	N	10433 8TH AVE SW
002	062304	9025	2/10/05	\$220,000	1560	0	7	1966	3	7280	N	N	10832 8TH AVE SW
002	384160	0189	11/17/05	\$320,000	1560	0	7	1968	4	9600	N	N	11642 14TH AVE SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
002	374460	0667	6/23/05	\$245,000	1580	0	7	1960	2	10800	N	N	12505 8TH AVE SW
002	797320	2350	9/22/06	\$385,000	1580	0	7	1926	4	8960	N	N	10239 4TH AVE SW
002	788960	1465	10/25/04	\$256,000	1620	0	7	2004	3	3120	N	N	12408 2ND AVE SW
002	788960	1465	10/27/04	\$256,000	1620	0	7	2004	3	3120	N	N	12408 2ND AVE SW
002	172180	1162	6/4/04	\$249,000	1630	0	7	2003	3	3060	N	N	10669 2ND PL SW
002	172180	1161	6/11/04	\$242,000	1630	0	7	2003	3	3060	N	N	10667 2ND PL SW
002	172180	1160	6/25/04	\$243,000	1630	0	7	2003	3	3060	N	N	10665 2ND PL SW
002	374460	0424	12/8/04	\$265,000	1640	0	7	1984	3	17640	N	N	1024 SW 124TH ST
002	072304	9200	2/25/04	\$244,950	1650	340	7	1942	3	9916	N	N	11900 4TH AVE SW
002	072304	9504	3/27/06	\$276,000	1650	0	7	1962	3	9000	N	N	219 SW 118TH ST
002	172180	1065	11/14/06	\$340,000	1650	0	7	1991	3	6120	N	N	10625 2ND PL SW
002	062304	9047	9/30/05	\$338,000	1670	340	7	1918	5	12180	N	N	841 SW 108TH ST
002	072304	9464	6/16/04	\$237,400	1690	0	7	1954	4	8195	N	N	11427 11TH AVE SW
002	374460	0704	2/16/06	\$369,900	1730	0	7	1961	4	8505	N	N	1000 SW 126TH ST
002	072304	9459	6/26/06	\$360,200	1730	0	7	1959	3	10500	N	N	440 SW 127TH ST
002	289860	0165	9/11/06	\$350,000	1810	0	7	1926	4	15367	Y	N	1002 SW 102ND ST
002	788960	1542	4/13/05	\$239,900	1820	0	7	2004	3	3120	N	N	12464 2ND AVE SW
002	374460	0878	9/12/06	\$301,000	1820	0	7	1958	3	12690	N	N	839 SW 126TH ST
002	790760	0020	6/23/06	\$236,000	1830	0	7	1953	4	9059	N	N	238 SW 114TH ST
002	752000	0230	7/6/04	\$277,500	1860	0	7	1999	3	5080	N	N	1252 SW 119TH ST
002	241460	0236	9/13/04	\$260,000	1870	0	7	1964	3	10365	N	N	10243 1ST AVE S
002	104100	0051	11/1/06	\$350,000	1880	0	7	1980	3	8040	N	N	10709 11TH AVE SW
002	172180	1390	7/19/04	\$240,800	1910	0	7	1976	4	9180	N	N	10442 2ND PL SW
002	788960	1880	2/17/05	\$295,000	1920	0	7	2004	3	3000	N	N	12420 4TH AVE SW
002	788960	1875	5/10/05	\$289,950	1920	0	7	2004	3	3000	N	N	12418 4TH AVE SW
002	514700	0020	10/4/05	\$300,000	1920	0	7	1948	4	8973	N	N	10464 5TH AVE SW
002	788960	1875	3/15/06	\$335,000	1920	0	7	2004	3	3000	N	N	12418 4TH AVE SW
002	172180	0651	8/18/06	\$393,000	1930	0	7	2006	3	3060	N	N	10439 2ND AVE SW
002	788960	0290	5/26/05	\$291,000	1950	0	7	2001	3	3000	N	N	12230 2ND AVE SW
002	172180	0722	10/27/05	\$339,950	1950	0	7	2005	3	3060	N	N	10422 3RD AVE SW
002	172180	0721	10/27/05	\$339,950	1950	0	7	2005	3	3060	N	N	10418 3RD AVE SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
***(1 to 3 Unit Residences)***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	788960	0290	8/25/06	\$334,000	1950	0	7	2001	3	3000	N	N	12230 2ND AVE SW
002	384160	0160	8/26/04	\$265,000	1960	0	7	1999	3	7622	N	N	11704 AMBAUM BLVD SW
002	384160	0160	6/29/06	\$368,000	1960	0	7	1999	3	7622	N	N	11704 AMBAUM BLVD SW
002	788960	1541	4/26/05	\$256,000	2000	0	7	2004	3	3120	N	N	12458 2ND AVE SW
002	788960	1540	4/26/05	\$256,000	2000	0	7	2004	3	3120	N	N	12454 2ND AVE SW
002	788960	1540	9/9/05	\$295,000	2000	0	7	2004	3	3120	N	N	12454 2ND AVE SW
002	788960	1540	6/1/06	\$349,950	2000	0	7	2004	3	3120	N	N	12454 2ND AVE SW
002	316360	0260	4/1/04	\$275,000	2070	0	7	2003	3	3200	N	N	109 SW 108TH ST
002	862760	0030	10/28/04	\$290,000	2080	0	7	1982	3	11220	N	N	613 SW 122ND ST
002	072304	9230	8/24/04	\$300,000	2310	0	7	1987	3	16668	N	N	106 SW 122ND ST
002	351400	0035	6/10/04	\$295,000	2380	0	7	1950	4	8173	N	N	11211 11TH AVE SW
002	072304	9635	11/29/04	\$330,000	2480	0	7	2004	3	4281	N	N	1221 SW 112TH ST
002	714160	0105	3/25/04	\$237,500	2520	0	7	1962	4	8099	N	N	856 SW 125TH ST
002	788960	2000	11/30/06	\$336,650	2780	0	7	1941	3	6000	N	N	12445 3RD AVE SW
002	052304	9247	8/18/04	\$326,000	860	780	8	2003	3	8323	Y	N	326 S 104TH ST
002	374460	0411	10/4/04	\$236,100	1210	600	8	1980	2	9600	N	N	12303 8TH AVE SW
002	634100	0098	5/21/04	\$279,000	1240	890	8	1978	3	8820	N	N	12324 8TH AVE SW
002	634100	0099	10/27/06	\$265,000	1240	790	8	1978	3	8190	N	N	12318 8TH AVE SW
002	662040	0406	9/1/05	\$400,000	1410	940	8	1964	3	6700	Y	N	300 S 102ND ST
002	241460	0200	7/27/04	\$283,500	1590	180	8	1954	3	11160	Y	N	5 SW 100TH ST
002	374460	0071	1/19/06	\$384,000	2080	0	8	1999	3	7777	N	N	1011 SW 120TH ST
002	374460	0199	6/17/05	\$325,000	2160	0	8	1991	3	7191	N	N	12115 10TH AVE SW
002	374460	0128	1/5/06	\$550,000	2360	0	8	2003	3	15028	N	N	828 SW 122ND ST
002	052304	9054	6/8/06	\$450,000	2460	500	8	1979	3	17010	Y	N	210 S 99TH ST
002	374460	0127	11/15/04	\$425,000	2690	0	8	2004	3	10891	Y	N	834 SW 122ND ST
002	374460	0127	3/28/06	\$549,000	2690	0	8	2004	3	10891	Y	N	834 SW 122ND ST
002	316360	0245	6/25/04	\$350,000	2950	0	8	2003	3	6989	N	N	10809 2ND AVE SW
002	374460	1000	6/8/05	\$462,000	3170	500	8	1983	3	18900	Y	N	1408 SW 128TH ST
002	374460	0093	9/14/06	\$590,000	1540	930	9	2003	3	6609	N	N	12022 9TH AVE SW
002	374460	0606	3/23/06	\$400,000	3160	0	9	2006	3	7000	N	N	1016 SW 125TH ST
003	144640	1155	1/13/04	\$124,338	550	0	4	1952	3	6743	N	N	214 S 132ND ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	079500	0760	7/22/04	\$169,950	580	0	5	1949	4	5500	N	N	11012 3RD AVE S
003	144640	1190	6/22/04	\$129,000	620	0	5	1963	3	6600	N	N	13015 3RD AVE S
003	144640	2340	12/21/05	\$163,000	620	0	5	1942	4	9608	N	N	13230 4TH AVE S
003	144640	1375	5/31/06	\$210,000	660	0	5	1946	4	6600	N	N	13432 2ND AVE S
003	144640	1270	12/6/06	\$215,000	680	0	5	1942	4	6627	N	N	12807 3RD AVE S
003	144640	1700	1/7/05	\$176,000	700	0	5	1947	4	9871	N	N	13433 4TH AVE S
003	144640	1165	3/11/05	\$161,500	830	0	5	1940	4	6606	N	N	13051 3RD AVE S
003	144640	1760	3/17/05	\$185,000	1050	0	5	1943	4	6600	N	N	13247 4TH AVE S
003	144760	0225	6/22/04	\$210,000	1290	0	5	1996	3	7098	N	N	427 S 126TH ST
003	144640	1730	9/20/05	\$257,500	1320	0	5	1942	4	9880	N	N	13417 4TH AVE S
003	079500	0315	4/25/05	\$234,500	580	0	6	1956	3	6150	N	N	11000 OCCIDENTAL AVE S
003	079800	0145	8/10/05	\$187,694	650	650	6	1939	4	14500	N	N	11620 3RD AVE S
003	144640	2290	11/2/05	\$245,800	700	700	6	1950	3	9240	N	N	12818 4TH AVE S
003	144640	0395	3/3/06	\$210,000	710	0	6	1955	4	6250	N	N	13449 OCCIDENTAL AVE S
003	079500	0700	3/1/06	\$236,000	730	0	6	1952	4	9800	N	N	317 S 108TH PL
003	144680	0675	6/9/04	\$182,600	750	0	6	1952	4	6650	N	N	12633 2ND AVE S
003	144640	0795	6/29/04	\$225,950	750	310	6	1945	5	13247	N	N	12826 OCCIDENTAL AVE S
003	079500	0630	1/11/05	\$162,000	750	0	6	1949	2	6250	N	N	10847 3RD AVE S
003	144640	1380	5/4/05	\$205,000	750	0	6	1952	4	6600	N	N	13436 2ND AVE S
003	144640	2370	9/19/06	\$260,000	750	0	6	1949	4	14403	N	N	13264 4TH AVE S
003	144640	0555	4/29/04	\$162,000	760	0	6	1955	4	6594	N	N	13236 OCCIDENTAL AVE S
003	144760	0385	8/12/04	\$210,000	760	0	6	1942	3	41400	N	N	12050 3RD AVE S
003	144640	1880	4/1/05	\$232,000	760	160	6	1942	3	6614	N	N	13012 3RD AVE S
003	144680	0680	7/14/06	\$227,500	760	0	6	1952	3	6650	N	N	12629 2ND AVE S
003	079500	1405	9/27/06	\$269,900	770	0	6	1948	4	9450	N	N	10876 5TH AVE S
003	144680	0605	2/18/05	\$177,850	780	0	6	1942	4	6650	N	N	12606 OCCIDENTAL AVE S
003	079500	1145	9/28/05	\$218,000	780	0	6	1943	4	5600	N	N	11050 4TH AVE S
003	079500	0970	10/7/05	\$225,000	780	0	6	1954	4	5880	N	N	10852 4TH AVE S
003	079500	0655	6/29/04	\$169,950	800	0	6	1948	3	6500	N	N	10823 3RD AVE S
003	144640	0665	4/14/06	\$215,000	810	0	6	1930	4	6581	N	N	13439 2ND AVE S
003	144760	0496	3/22/04	\$175,000	820	820	6	1947	3	13275	N	N	12034 2ND AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144640	2010	7/21/04	\$172,000	820	0	6	1955	3	6600	N	N	12847 4TH AVE S
003	079500	0745	11/23/05	\$238,500	820	0	6	1953	3	5500	N	N	10836 3RD AVE S
003	144680	1055	9/13/06	\$260,000	820	0	6	1949	4	9975	N	N	12027 2ND AVE S
003	144640	1915	7/27/04	\$199,950	840	480	6	1923	4	6600	N	N	13044 3RD AVE S
003	662040	0765	6/21/06	\$250,000	840	0	6	1942	4	6900	N	N	10126 MYERS WAY S
003	079800	0555	4/29/05	\$220,000	850	730	6	1942	4	11800	N	N	11600 OCCIDENTAL AVE S
003	079500	0755	11/15/05	\$232,000	850	0	6	1951	4	5500	N	N	10850 3RD AVE S
003	144680	0461	12/22/06	\$248,500	860	0	6	1952	3	6500	N	N	12453 OCCIDENTAL AVE S
003	079500	1675	12/29/05	\$235,000	880	0	6	1947	3	8060	N	N	10727 4TH AVE S
003	144680	1060	7/13/06	\$150,000	880	0	6	1948	2	9975	N	N	12021 2ND AVE S
003	144760	0041	7/26/06	\$250,000	880	810	6	1937	4	10164	N	N	12216 5TH AVE S
003	079500	0500	5/26/04	\$165,600	910	0	6	1948	4	6250	N	N	10816 2ND AVE S
003	079500	1135	11/24/04	\$216,000	910	0	6	1991	3	10460	N	N	11108 5TH AVE S
003	079500	0540	8/17/05	\$229,000	910	0	6	1948	4	6250	N	N	11026 2ND AVE S
003	079500	0495	9/15/05	\$215,000	910	0	6	1948	4	6250	N	N	10812 2ND AVE S
003	144640	1990	2/13/06	\$236,250	910	0	6	1954	5	9900	N	N	12865 4TH AVE S
003	079500	0500	6/20/06	\$245,000	910	0	6	1948	4	6250	N	N	10816 2ND AVE S
003	079500	0545	4/27/04	\$181,080	920	0	6	1948	3	7500	N	N	11032 2ND AVE S
003	144760	0369	9/21/05	\$199,950	920	0	6	1950	3	7900	N	N	407 S 120TH ST
003	079500	0550	5/1/06	\$242,000	920	0	6	1948	4	7500	N	N	11036 2ND AVE S
003	144640	1220	4/21/05	\$221,000	930	0	6	1957	4	6600	N	N	12855 3RD AVE S
003	079500	0340	6/28/04	\$167,000	940	0	6	1947	4	6250	N	N	11012 OCCIDENTAL AVE S
003	079800	0020	11/19/04	\$267,000	950	180	6	1946	4	24300	N	N	11252 5TH AVE S
003	079800	0020	8/31/06	\$371,000	950	180	6	1946	4	24300	N	N	11252 5TH AVE S
003	144640	2110	6/2/04	\$210,322	960	0	6	1955	3	8272	N	N	12852 4TH AVE S
003	079500	1060	2/22/05	\$220,000	960	0	6	1950	4	5394	N	N	10843 5TH AVE S
003	144640	0370	5/13/04	\$173,000	970	0	6	1971	3	7980	N	N	13453 OCCIDENTAL AVE S
003	079500	0985	7/18/05	\$220,000	970	0	6	1969	3	5800	N	N	11018 4TH AVE S
003	144760	0310	6/21/04	\$157,700	980	0	6	1948	3	6440	N	N	428 S 126TH ST
003	144640	1845	11/17/05	\$267,000	990	510	6	1970	3	6621	N	N	12836 3RD AVE S
003	079500	1075	2/14/05	\$198,000	1000	0	6	1955	3	5875	N	N	10833 5TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	079500	1070	4/12/06	\$244,950	1000	0	6	1955	3	5250	N	N	10839 5TH AVE S
003	079800	0564	6/22/06	\$324,000	1000	620	6	1935	4	11440	N	N	11632 OCCIDENTAL AVE S
003	144680	0860	9/13/06	\$309,000	1000	600	6	1980	3	6650	N	N	12222 OCCIDENTAL AVE S
003	144640	0380	7/12/04	\$218,000	1010	250	6	1940	3	6312	N	N	120 S 136TH ST
003	079800	0271	8/23/06	\$265,000	1010	0	6	1950	3	7778	N	N	11204 3RD AVE S
003	144640	1890	5/6/05	\$215,000	1020	0	6	1971	3	6600	N	N	13022 3RD AVE S
003	079500	0320	12/23/04	\$217,000	1040	0	6	1959	4	6250	N	N	11004 OCCIDENTAL AVE S
003	144640	0455	8/1/06	\$238,000	1060	0	6	1968	3	6213	N	N	13247 OCCIDENTAL AVE S
003	144680	0610	5/18/05	\$225,000	1070	0	6	1942	3	9375	N	N	12614 OCCIDENTAL AVE S
003	144680	0215	8/24/05	\$309,950	1080	460	6	1942	4	12500	N	N	12051 OCCIDENTAL AVE S
003	079500	0620	6/22/06	\$230,750	1080	0	6	1950	3	6250	N	N	11017 3RD AVE S
003	144640	2055	5/3/04	\$172,000	1100	0	6	1962	4	6916	N	N	321 S 128TH ST
003	079800	0219	6/28/05	\$310,000	1100	790	6	1945	5	26360	N	N	11825 5TH AVE S
003	079800	0586	8/23/05	\$255,000	1130	1130	6	1952	5	9660	N	N	11816 OCCIDENTAL AVE S
003	144640	2280	7/27/06	\$255,000	1130	0	6	1941	3	5400	N	N	12830 4TH AVE S
003	079500	0460	3/25/04	\$207,000	1140	190	6	1946	4	9375	N	N	10821 2ND AVE S
003	079500	1165	12/27/04	\$195,450	1140	0	6	1953	4	6250	N	N	416 S 112TH ST
003	079800	0300	6/13/05	\$315,000	1140	0	6	1940	3	13875	N	N	11402 3RD AVE S
003	079800	0065	8/24/05	\$225,000	1140	0	6	1943	3	21141	N	N	11604 5TH AVE S
003	079500	0460	4/4/06	\$292,000	1140	190	6	1946	4	9375	N	N	10821 2ND AVE S
003	144680	0705	9/7/06	\$274,950	1140	0	6	1938	4	6650	N	N	12603 2ND AVE S
003	079500	0440	6/27/06	\$260,000	1150	0	6	1948	4	6250	N	N	11023 2ND AVE S
003	144640	1470	7/29/05	\$295,000	1170	660	6	1996	3	6589	N	N	13255 3RD AVE S
003	079500	1150	9/26/06	\$268,000	1180	450	6	1939	4	6000	N	N	11056 4TH AVE S
003	079500	1620	11/15/05	\$240,000	1200	0	6	1950	3	6250	N	N	230 S 108TH PL
003	144760	0155	4/18/06	\$330,000	1200	0	6	1943	4	21755	N	N	12624 2ND AVE S
003	052304	9158	4/23/04	\$160,000	1220	0	6	1942	3	13500	N	N	10218 AQUA WAY S
003	144640	1440	5/13/04	\$175,000	1250	0	6	1980	3	6584	N	N	13423 3RD AVE S
003	079800	0170	5/14/04	\$222,200	1260	0	6	1943	3	19700	N	N	11818 3RD AVE S
003	144640	0424	11/17/04	\$247,000	1260	900	6	1954	4	6210	N	N	13411 OCCIDENTAL AVE S
003	144640	1065	4/26/05	\$266,000	1270	1130	6	1943	5	6621	N	N	12836 2ND AVE S

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	144640	1290	10/4/04	\$200,000	1280	120	6	1954	3	6600	N	N	13212 2ND AVE S
003	144760	0290	9/23/05	\$340,000	1290	0	6	1942	5	10948	N	N	228 S 126TH ST
003	079500	0580	4/27/06	\$315,000	1300	200	6	1955	4	7500	N	N	11049 3RD AVE S
003	079800	0580	5/27/04	\$228,000	1310	0	6	1941	4	26317	N	N	11804 OCCIDENTAL AVE S
003	079800	0580	2/1/06	\$305,000	1310	0	6	1941	4	26317	N	N	11804 OCCIDENTAL AVE S
003	079800	0465	9/10/04	\$260,000	1320	0	6	1941	4	26300	N	N	11436 OCCIDENTAL AVE S
003	144640	2360	9/26/04	\$234,000	1320	0	6	1943	3	19200	N	N	13262 4TH AVE S
003	144760	0365	10/12/04	\$180,000	1360	0	6	1939	3	12700	N	N	12004 3RD AVE S
003	079800	0160	10/11/04	\$232,000	1380	0	6	1965	4	23010	N	N	11650 3RD AVE S
003	079800	0410	8/26/04	\$276,400	1400	730	6	1941	3	22490	N	N	147 S 112TH ST
003	144680	0660	9/28/05	\$270,000	1400	0	6	1942	4	6650	N	N	12647 2ND AVE S
003	144640	1720	8/30/05	\$250,000	1410	0	6	1941	3	9879	N	N	13421 4TH AVE S
003	144680	0735	7/20/05	\$263,000	1550	0	6	1939	4	6650	N	N	12445 2ND AVE S
003	079500	0665	6/9/06	\$310,000	1570	0	6	1953	5	6250	N	N	10811 3RD AVE S
003	144680	0415	6/6/06	\$305,000	1650	0	6	1982	4	6250	N	N	12633 OCCIDENTAL AVE S
003	144680	0460	9/15/06	\$317,000	1650	0	6	1954	4	5755	N	N	12459 OCCIDENTAL AVE S
003	144640	1616	9/13/06	\$289,500	1700	0	6	1950	3	11846	N	N	13428 3RD AVE S
003	144640	0250	10/5/04	\$275,000	1861	0	6	2000	3	6515	N	N	121 S 128TH ST
003	144640	0250	1/11/06	\$339,830	1861	0	6	2000	3	6515	N	N	121 S 128TH ST
003	144640	1535	9/26/06	\$299,500	2020	0	6	1941	3	6601	N	N	13206 3RD AVE S
003	144640	1530	9/26/06	\$310,000	2290	0	6	1984	3	6880	N	N	13202 3RD AVE S
003	144760	0366	4/12/05	\$216,000	920	0	7	1968	3	6800	N	N	331 S 120TH ST
003	079800	0396	4/7/06	\$270,000	920	0	7	1968	4	8200	N	N	11216 4TH PL S
003	144760	0201	4/6/05	\$175,500	950	540	7	1942	3	4712	N	N	426 S 128TH ST
003	079800	0530	9/15/04	\$208,500	960	0	7	1963	4	13300	N	N	11223 3RD AVE S
003	144640	1295	10/10/05	\$239,950	960	270	7	1954	3	6598	N	N	13218 2ND AVE S
003	144640	2121	3/29/06	\$276,950	960	240	7	1955	4	8184	N	N	12862 4TH AVE S
003	144640	1485	6/22/06	\$315,000	960	400	7	1961	3	6600	N	N	13241 3RD AVE S
003	144640	0725	1/19/05	\$180,000	970	0	7	1965	3	6600	N	N	13243 2ND AVE S
003	144640	0595	10/31/05	\$229,950	970	0	7	1967	4	6600	N	N	13412 OCCIDENTAL AVE S
003	079800	0210	5/13/05	\$219,000	1010	0	7	1961	3	11325	N	N	11840 4TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144640	1920	6/23/06	\$260,000	1040	0	7	1963	3	6600	N	N	13048 3RD AVE S
003	144760	0180	12/26/06	\$263,000	1040	0	7	1959	3	8100	N	N	310 S 128TH ST
003	350960	0020	10/24/06	\$361,375	1050	950	7	1957	4	8041	N	N	11839 4TH AVE S
003	144760	0382	8/8/06	\$314,950	1060	0	7	1969	3	9120	N	N	12040 3RD AVE S
003	350960	0060	12/29/06	\$230,000	1080	0	7	1963	4	9600	N	N	11660 4TH AVE S
003	079500	1475	1/12/06	\$260,100	1090	400	7	1966	3	7200	N	N	10804 5TH AVE S
003	144680	0910	8/17/06	\$340,000	1110	460	7	1947	4	19350	N	N	138 S 124TH ST
003	144760	0396	7/27/05	\$227,000	1120	120	7	1955	3	7000	N	N	423 S 120TH ST
003	144760	0396	2/7/06	\$298,000	1120	120	7	1955	3	7000	N	N	423 S 120TH ST
003	144640	1130	9/26/06	\$309,000	1120	340	7	1957	3	6600	N	N	13038 2ND AVE S
003	144760	0367	6/17/05	\$231,000	1140	0	7	1955	3	8000	N	N	317 S 120TH ST
003	079800	0063	10/18/06	\$331,000	1140	380	7	1954	4	10500	N	N	522 S 116TH ST
003	144640	0965	4/21/05	\$275,000	1150	830	7	1956	4	6617	N	N	12855 2ND AVE S
003	144640	0775	4/12/04	\$170,000	1160	0	7	1963	3	6794	N	N	143 S 128TH ST
003	427060	0035	4/24/04	\$221,900	1160	1060	7	1956	3	8425	N	N	10428 AQUA WAY S
003	144640	0775	10/28/04	\$230,500	1160	0	7	1963	3	6794	N	N	143 S 128TH ST
003	144680	0410	5/12/05	\$228,500	1160	0	7	1957	4	6250	N	N	12637 OCCIDENTAL AVE S
003	144760	0191	1/19/05	\$196,000	1180	0	7	1957	2	6804	N	N	414 S 128TH ST
003	079800	0614	8/28/06	\$339,000	1200	760	7	1967	4	9210	N	N	160 S 120TH ST
003	079500	1039	2/3/05	\$329,000	1211	830	7	2005	3	4743	N	N	11017 5TH AVE S
003	144760	0360	1/24/06	\$400,000	1220	400	7	1954	3	27090	N	N	235 S 124TH ST
003	079800	0193	6/7/05	\$238,000	1230	0	7	1956	4	6400	N	N	328 S 120TH ST
003	144640	1070	11/1/04	\$298,661	1240	840	7	2004	3	6620	N	N	12840 2ND AVE S
003	144640	1210	5/11/04	\$209,700	1250	0	7	1960	4	6615	N	N	13003 3RD AVE S
003	144640	2350	2/25/04	\$195,600	1270	0	7	1967	4	9606	N	N	13242 4TH AVE S
003	079500	1120	12/1/04	\$259,950	1270	0	7	1980	4	6560	N	N	11032 5TH AVE S
003	144760	0241	5/31/05	\$231,000	1270	0	7	1966	3	9256	N	N	251 S 126TH ST
003	144760	0242	8/17/06	\$239,900	1270	0	7	1966	2	11440	N	N	245 S 126TH ST
003	144680	0985	4/1/05	\$315,000	1278	254	7	2005	3	10000	N	N	12247 2ND AVE S
003	144680	0990	9/15/04	\$293,100	1280	780	7	2004	3	8200	Y	N	12243 2ND AVE S
003	144680	0890	9/6/05	\$314,000	1280	0	7	1955	4	13300	N	N	12250 OCCIDENTAL AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	
003	144680	0990	11/4/05	\$359,000	1280	780	7	2004	3	8200	Y	N	12243 2ND AVE S
003	350960	0015	11/3/04	\$270,000	1290	290	7	1957	4	7200	N	N	11845 4TH AVE S
003	144640	2065	4/28/04	\$150,000	1320	0	7	1954	3	8250	N	N	12812 4TH AVE S
003	079500	0875	12/9/05	\$249,950	1330	0	7	1960	3	5450	N	N	11023 4TH AVE S
003	144760	0326	10/26/06	\$267,000	1340	0	7	1956	3	8775	N	N	12431 5TH AVE S
003	144680	0190	6/25/04	\$235,000	1350	0	7	1960	3	9381	N	N	12225 OCCIDENTAL AVE S
003	350960	0070	9/7/06	\$305,000	1370	0	7	1962	4	9000	N	N	11814 4TH AVE S
003	144680	0730	3/22/04	\$160,000	1390	0	7	1965	4	6650	N	N	12447 2ND AVE S
003	350960	0035	4/22/04	\$185,000	1390	0	7	1963	3	8002	N	N	11661 4TH AVE S
003	350960	0065	8/24/04	\$236,000	1400	0	7	1962	4	9000	N	N	11806 4TH AVE S
003	144680	1000	4/7/05	\$329,950	1450	1450	7	1964	3	6650	N	N	12233 2ND AVE S
003	144760	0182	3/29/05	\$242,000	1460	0	7	1959	4	8100	N	N	308 S 128TH ST
003	079800	0285	12/4/06	\$269,000	1460	650	7	1975	3	10297	N	N	11242 3RD AVE S
003	144760	0440	5/24/06	\$425,000	1520	1000	7	1961	3	38100	N	Y	12231 5TH AVE S
003	144680	0475	4/21/04	\$210,000	1530	0	7	1954	4	6250	N	N	12443 OCCIDENTAL AVE S
003	144640	1030	4/26/04	\$193,000	1530	0	7	1943	4	7408	N	N	203 S 128TH ST
003	144680	0640	3/23/06	\$388,000	1530	1090	7	1993	3	6629	N	N	12646 OCCIDENTAL AVE S
003	144680	0475	4/25/06	\$269,950	1530	0	7	1954	4	6250	N	N	12443 OCCIDENTAL AVE S
003	144640	1305	5/12/06	\$257,000	1550	280	7	1958	3	6600	N	N	13226 2ND AVE S
003	144640	1305	10/2/06	\$401,500	1550	280	7	1958	3	6600	N	N	13226 2ND AVE S
003	688150	0090	1/26/05	\$233,000	1750	0	7	1958	4	8025	N	N	13602 3RD AVE S
003	079800	0216	5/25/06	\$458,000	2000	0	7	1991	3	13306	N	N	11839 5TH AVE S
003	144680	1045	11/15/04	\$322,000	2021	0	7	2005	3	6628	N	N	12037 2ND AVE S
003	144640	0674	11/28/05	\$400,000	2120	0	7	2006	3	6583	N	N	13425 2ND AVE S
003	079600	0230	4/26/06	\$299,500	2200	0	7	1959	3	6250	N	N	11233 OCCIDENTAL AVE S
003	079800	0548	1/26/05	\$349,950	2290	0	7	2001	3	8209	N	N	213 S 112TH ST
003	144640	1310	3/24/04	\$325,632	2310	0	7	2004	3	6600	N	N	13232 2ND AVE S
003	144680	0136	9/26/05	\$350,000	2360	0	7	2005	3	5716	N	N	116 S 124TH ST
003	144680	1050	11/12/04	\$333,000	2390	0	7	2005	3	6628	N	N	12031 2ND AVE S
003	144680	0135	3/4/05	\$269,950	2400	0	7	1943	3	8588	N	N	12271 OCCIDENTAL AVE S
003	144640	0783	3/23/05	\$345,000	2470	0	7	2005	3	6626	N	N	12808 OCCIDENTAL AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144640	1285	6/20/05	\$328,000	1231	950	8	2005	3	6600	N	N	13206 2ND AVE S
003	144640	0890	8/4/04	\$260,000	1290	100	8	1948	4	10182	N	N	136 S 132ND ST
003	079500	1049	7/27/05	\$332,150	1300	890	8	2005	3	6026	N	N	10867 5TH AVE S
003	144640	1100	11/29/06	\$260,000	1650	0	8	1955	4	11507	N	N	13016 2ND AVE S
003	144760	0154	1/13/04	\$334,000	1840	730	8	2003	3	11834	N	N	12616 2ND AVE S
003	144640	0423	10/28/04	\$279,950	1880	0	8	2004	3	6209	N	N	13417 OCCIDENTAL AVE S
003	144640	1035	7/15/04	\$305,000	2050	0	8	2004	3	6626	N	N	12810 2ND AVE S
003	144760	0281	9/20/06	\$549,900	2840	1200	9	2006	3	6440	N	N	12452 2ND AVE S
004	433100	0106	12/29/04	\$188,000	690	0	4	1941	5	6042	N	N	410 SW 143RD ST
004	433100	0106	9/25/06	\$258,000	690	0	4	1941	5	6042	N	N	410 SW 143RD ST
004	670720	0085	3/6/06	\$215,000	710	0	4	1947	3	8305	N	N	833 SW 135TH ST
004	339580	0495	10/4/04	\$177,350	860	0	4	1950	5	4045	N	N	13256 5TH AVE SW
004	339580	0495	8/4/06	\$260,000	860	0	4	1950	5	4045	N	N	13256 5TH AVE SW
004	433100	0585	10/6/04	\$155,000	1190	0	4	1948	5	10621	N	N	608 SW 142ND ST
004	670720	0165	5/26/04	\$187,000	660	300	5	1942	5	8340	N	N	826 SW 136TH ST
004	443760	0015	9/22/06	\$264,950	720	0	5	1953	4	7200	N	N	13244 4TH AVE SW
004	670720	0155	4/18/05	\$133,000	820	0	5	1943	3	8340	N	N	850 SW 136TH ST
004	433100	0100	4/17/06	\$261,500	820	0	5	1951	4	12000	N	N	14225 4TH AVE SW
004	339580	0705	2/15/05	\$210,000	840	0	5	1925	5	6750	N	N	405 SW 134TH ST
004	339580	0705	5/5/06	\$276,000	840	0	5	1925	5	6750	N	N	405 SW 134TH ST
004	339580	0475	7/14/04	\$160,000	850	0	5	1942	4	8100	N	N	13244 5TH AVE SW
004	182304	9129	2/4/06	\$157,510	860	0	5	1943	5	6795	N	N	315 SW 134TH ST
004	319200	0050	12/27/04	\$249,000	900	90	5	1921	4	11394	N	N	906 SW 130TH ST
004	433100	0590	2/10/05	\$198,000	910	0	5	1947	4	13451	N	N	626 SW 142ND ST
004	339580	0620	7/20/04	\$229,950	1030	0	5	1926	5	10800	N	N	13412 5TH AVE SW
004	433100	0235	5/16/05	\$198,700	1040	0	5	1948	5	10500	N	N	415 SW 143RD ST
004	433100	0050	4/11/06	\$220,000	1220	0	5	1947	3	16800	N	N	438 SW 142ND ST
004	339580	0345	2/21/06	\$268,000	1320	0	5	1954	3	6750	N	N	13427 5TH AVE SW
004	433760	0240	3/13/06	\$255,000	700	0	6	1943	5	7920	N	N	13805 2ND AVE SW
004	433760	0205	11/22/06	\$245,000	710	0	6	1943	4	9900	N	N	251 SW 138TH ST
004	114800	0170	3/6/06	\$227,000	720	0	6	1952	3	8235	N	N	13501 6TH AVE SW

**Improved Sales Used in this Annual Update Analysis**  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
													Situs Address
004	339580	0385	1/4/05	\$229,950	730	730	6	1958	4	8100	N	N	13453 5TH AVE SW
004	433700	0275	8/23/06	\$271,450	740	0	6	1943	4	8853	N	N	13804 2ND AVE SW
004	339580	0660	5/25/04	\$182,000	770	0	6	1939	3	8100	N	N	13438 5TH AVE SW
004	433880	0665	9/1/05	\$155,883	770	120	6	1944	3	9200	N	N	858 SW 139TH ST
004	433880	0665	3/15/06	\$265,000	770	120	6	1944	3	9200	N	N	858 SW 139TH ST
004	433820	0225	2/14/06	\$234,950	780	0	6	1944	4	7320	N	N	510 SW 138TH ST
004	339580	0175	6/12/06	\$250,000	780	0	6	1951	4	8100	N	N	13247 5TH AVE SW
004	433880	0080	1/21/05	\$184,950	790	0	6	1944	4	7145	N	N	644 SW 136TH PL
004	433880	0200	6/22/05	\$218,777	790	0	6	1944	3	8201	N	N	656 SW 137TH ST
004	433820	0340	5/15/06	\$168,637	790	0	6	1944	3	9374	N	N	13638 6TH AVE SW
004	433820	0285	12/19/06	\$279,000	790	0	6	1944	4	8947	N	N	405 SW 136TH ST
004	240700	0265	2/24/04	\$175,000	800	0	6	1942	3	8775	N	N	13424 1ST AVE SW
004	240700	0175	3/9/04	\$197,950	800	270	6	1942	3	9990	N	N	13454 2ND AVE SW
004	433700	0300	7/6/04	\$199,450	800	0	6	1943	4	8775	N	N	13631 1ST AVE SW
004	339580	0545	6/24/05	\$263,400	800	120	6	1949	4	8100	N	N	13227 4TH AVE SW
004	433700	0335	4/17/06	\$310,000	800	0	6	1943	3	8775	N	N	13700 2ND AVE SW
004	433880	0125	10/19/06	\$250,000	800	190	6	1944	2	8246	N	N	637 SW 136TH PL
004	240700	0005	12/7/06	\$275,083	800	0	6	1942	5	9990	N	N	13204 2ND AVE SW
004	240700	0130	4/25/05	\$230,000	810	80	6	1942	2	8775	N	N	13410 2ND AVE SW
004	433700	0310	8/11/05	\$238,000	810	110	6	1943	2	8775	N	N	13643 1ST AVE SW
004	433700	0360	3/14/06	\$285,000	810	0	6	1943	4	8775	N	N	13610 2ND AVE SW
004	240700	0130	12/26/06	\$263,000	810	80	6	1942	2	8775	N	N	13410 2ND AVE SW
004	433880	0675	1/9/04	\$197,000	820	0	6	1944	4	10000	N	N	13740 10TH AVE SW
004	433820	0020	10/1/04	\$235,000	820	820	6	1944	4	7200	N	N	505 SW 139TH ST
004	433700	0350	12/2/04	\$212,000	820	180	6	1943	4	8775	N	N	13624 2ND AVE SW
004	433820	0020	11/1/05	\$275,500	820	820	6	1944	4	7200	N	N	505 SW 139TH ST
004	240700	0245	12/20/05	\$239,000	820	0	6	1942	3	9450	N	N	21 SW 134TH ST
004	433820	0075	5/4/06	\$306,000	820	120	6	1944	3	8835	N	N	421 SW 138TH ST
004	433880	0685	8/15/06	\$245,000	820	0	6	1944	3	7200	N	N	13730 10TH AVE SW
004	433880	0360	2/15/05	\$223,000	830	0	6	1944	4	7000	N	N	13736 8TH AVE SW
004	008400	0360	6/29/05	\$285,000	830	360	6	1942	4	23490	N	N	13112 2ND AVE SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
004	433180	0061	1/13/04	\$168,000	860	0	6	1955	3	8100	N	N	802 SW 141ST ST
004	433700	0220	2/18/04	\$170,000	860	0	6	1943	4	8775	N	N	13843 1ST AVE SW
004	433700	0165	11/22/04	\$193,000	870	0	6	1943	4	7590	N	N	13830 1ST AVE SW
004	114800	0005	2/1/05	\$260,000	880	390	6	1950	4	8100	N	N	661 SW 134TH ST
004	114800	0010	2/7/06	\$230,000	880	0	6	1947	4	8100	N	N	651 SW 134TH ST
004	339580	0455	7/8/04	\$178,000	890	0	6	1942	3	8100	N	N	13232 5TH AVE SW
004	433060	0465	11/28/05	\$325,000	900	0	6	1947	4	19500	N	N	226 SW 142ND ST
004	433180	0060	9/1/06	\$340,000	900	750	6	1955	3	8100	N	N	810 SW 141ST ST
004	008400	0080	2/21/05	\$189,950	910	0	6	1942	3	11430	N	N	12934 1ST AVE SW
004	325640	0079	6/30/06	\$302,265	930	0	6	1949	3	8960	N	N	13015 6TH PL SW
004	433880	0220	3/28/06	\$160,000	940	0	6	1944	3	9000	N	N	689 SW 137TH ST
004	433880	0250	8/21/06	\$294,950	940	0	6	1944	4	7729	N	N	651 SW 137TH ST
004	433880	0530	2/3/05	\$217,000	960	0	6	1944	4	11100	N	N	849 SW 139TH ST
004	325640	0051	3/10/05	\$244,800	960	280	6	1949	4	9380	N	N	13045 6TH PL SW
004	433880	0120	1/26/06	\$285,000	960	490	6	1944	4	9270	N	N	645 SW 136TH PL
004	325640	0051	10/13/06	\$283,000	960	280	6	1949	4	9380	N	N	13045 6TH PL SW
004	008400	0210	6/9/05	\$206,000	980	0	6	1942	3	7200	N	N	204 SW 129TH ST
004	433880	0275	7/12/06	\$260,000	980	0	6	1944	3	7475	N	N	621 SW 137TH ST
004	433880	0370	8/11/04	\$217,500	1000	0	6	1944	3	6020	N	N	13716 8TH AVE SW
004	122800	0220	5/22/06	\$191,000	1000	0	6	1948	3	6000	N	N	14637 8TH AVE SW
004	008400	0212	8/14/06	\$247,500	1010	0	6	1945	3	7667	N	N	210 SW 129TH ST
004	182304	9178	10/11/06	\$253,000	1010	0	6	1956	3	7200	N	N	316 SW 136TH ST
004	192304	9199	4/26/04	\$266,950	1020	180	6	1922	4	9609	N	N	300 SW 146TH ST
004	008400	0255	7/12/05	\$172,200	1020	0	6	1942	3	13500	N	N	216 SW 131ST ST
004	339580	0295	6/17/05	\$237,000	1030	0	6	1956	4	8786	N	N	13524 6TH AVE SW
004	008400	0355	4/24/06	\$320,000	1030	0	6	1942	4	23490	N	N	13114 2ND AVE SW
004	433060	0270	2/12/04	\$257,000	1040	730	6	1947	4	10500	N	N	121 SW 143RD ST
004	433760	0340	8/24/05	\$234,000	1040	0	6	1943	3	7200	N	N	217 SW 139TH ST
004	433820	0090	7/1/05	\$277,000	1050	1050	6	1944	4	10168	N	N	405 SW 138TH ST
004	433700	0145	12/1/06	\$269,888	1050	0	6	1943	4	7590	N	N	13856 1ST AVE SW
004	433760	0160	4/27/04	\$203,000	1060	0	6	1943	5	8702	N	N	216 SW 138TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
004	182304	9177	6/20/05	\$246,500	1060	0	6	1942	3	7200	N	N	13220 4TH AVE SW
004	433100	0025	11/8/05	\$249,000	1060	0	6	1956	3	12400	N	N	13943 4TH AVE SW
004	433880	0455	10/25/05	\$240,000	1070	0	6	1944	4	8027	N	N	654 SW 139TH ST
004	443760	0025	5/26/04	\$193,000	1090	0	6	1953	4	7320	N	N	13256 4TH AVE SW
004	182304	9275	12/8/05	\$210,000	1110	0	6	1947	4	7933	N	N	12805 8TH AVE SW
004	433820	0060	11/13/06	\$282,500	1110	0	6	1944	4	8184	N	N	513 SW 138TH ST
004	433880	0470	1/10/05	\$213,000	1120	0	6	1944	4	7200	N	N	645 SW 139TH ST
004	433880	0580	7/21/06	\$319,950	1120	160	6	1944	4	8060	N	N	13709 8TH AVE SW
004	433880	0260	2/23/04	\$193,000	1140	0	6	1944	4	7475	N	N	639 SW 137TH ST
004	008400	0150	8/16/04	\$224,900	1140	0	6	1953	4	14875	N	N	220 SW 130TH ST
004	433180	0105	12/22/04	\$190,000	1140	0	6	1954	3	12236	N	N	14107 6TH AVE SW
004	433880	0260	5/12/05	\$220,000	1140	0	6	1944	4	7475	N	N	639 SW 137TH ST
004	008400	0150	9/26/05	\$256,000	1140	0	6	1953	4	14875	N	N	220 SW 130TH ST
004	783580	0372	6/7/05	\$233,000	1150	0	6	1926	4	8876	N	N	803 SW 134TH ST
004	433820	0245	9/20/05	\$202,000	1150	0	6	1944	5	7225	N	N	13704 6TH AVE SW
004	783580	0381	6/3/04	\$165,000	1160	0	6	1950	4	9000	N	N	819 SW 134TH ST
004	319200	0075	6/15/06	\$284,500	1176	0	6	1955	5	10815	N	N	12834 9TH AVE SW
004	008400	0145	7/22/05	\$290,000	1180	770	6	1955	3	14862	N	N	212 SW 130TH ST
004	008400	0145	8/18/06	\$347,000	1180	770	6	1955	3	14862	N	N	212 SW 130TH ST
004	192304	9256	6/25/04	\$215,000	1200	0	6	1958	3	8720	N	N	14404 4TH AVE SW
004	433100	0295	4/13/04	\$197,000	1210	0	6	1948	3	11250	N	N	801 SW 143RD ST
004	433100	0295	6/1/06	\$250,000	1210	0	6	1948	3	11250	N	N	801 SW 143RD ST
004	315460	0045	8/29/06	\$280,000	1210	0	6	1950	4	7874	N	N	13204 8TH PL SW
004	433180	0125	10/9/06	\$295,000	1220	0	6	1950	3	14515	N	N	626 SW 141ST ST
004	433820	0100	10/8/04	\$206,000	1230	0	6	1944	3	9900	N	N	410 SW 139TH ST
004	008400	0310	5/22/06	\$304,000	1260	0	6	1942	5	11475	N	N	205 SW 131ST ST
004	433060	0325	4/5/06	\$284,500	1270	700	6	1954	4	13500	N	N	300 SW 144TH ST
004	433060	0265	5/19/04	\$248,000	1300	0	6	1947	4	10500	N	N	127 SW 143RD ST
004	433100	0600	5/16/05	\$285,000	1300	1300	6	1947	3	12505	N	N	648 SW 142ND ST
004	433880	0660	6/2/06	\$229,750	1310	0	6	1944	5	9152	N	N	848 SW 139TH ST
004	182304	9277	10/28/04	\$236,500	1320	0	6	1947	4	8067	N	N	12817 8TH AVE SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
004	339580	0670	6/29/05	\$262,500	1320	0	6	1929	4	8100	N	N	13440 5TH AVE SW
004	182304	9100	1/13/06	\$283,000	1330	0	6	1974	3	18041	N	N	227 SW 132ND ST
004	433060	0495	5/26/06	\$270,000	1330	0	6	1976	3	13756	N	N	13928 4TH AVE SW
004	433100	0615	6/7/05	\$285,000	1340	1340	6	1959	4	12131	N	N	672 SW 142ND ST
004	433760	0085	12/27/05	\$198,500	1350	0	6	1943	3	9000	N	N	234 SW 137TH ST
004	433100	0045	1/26/04	\$190,000	1360	0	6	1948	3	16800	N	N	432 SW 142ND ST
004	433820	0170	8/1/05	\$257,500	1420	0	6	1944	4	7134	N	N	501 SW 137TH ST
004	433700	0155	6/22/05	\$236,700	1430	0	6	1943	4	7590	N	N	13842 1ST AVE SW
004	433700	0155	4/20/06	\$295,950	1430	0	6	1943	4	7590	N	N	13842 1ST AVE SW
004	339580	0006	6/25/04	\$195,000	1440	0	6	1951	3	8500	N	N	517 SW 132ND ST
004	433880	0270	12/26/06	\$300,000	1470	0	6	1944	4	7475	N	N	627 SW 137TH ST
004	339580	0535	8/3/06	\$300,000	1480	0	6	1958	2	8100	N	N	13223 4TH AVE SW
004	182304	9188	6/7/04	\$216,000	1510	0	6	1942	3	7200	N	N	13226 4TH AVE SW
004	192304	9333	5/25/05	\$240,000	1510	0	6	1958	4	8959	N	N	14426 4TH AVE SW
004	433060	0310	8/8/06	\$357,000	1510	0	6	1953	3	10950	N	N	322 SW 144TH ST
004	339580	0395	6/8/05	\$220,000	1590	680	6	1922	5	8686	N	N	506 SW 136TH ST
004	433760	0325	5/10/05	\$247,500	1600	0	6	1943	3	7200	N	N	235 SW 139TH ST
004	433880	0645	11/3/06	\$357,500	1600	0	6	1944	5	9880	N	N	828 SW 139TH ST
004	783580	0384	3/29/04	\$232,450	1680	200	6	1921	4	9112	N	N	831 SW 134TH ST
004	114800	0050	4/20/05	\$206,000	1730	0	6	1947	3	8100	N	N	611 SW 134TH ST
004	114800	0050	8/1/06	\$315,000	1730	0	6	1947	3	8100	N	N	611 SW 134TH ST
004	433180	0046	7/28/04	\$235,000	1760	0	6	1955	4	14820	N	N	809 SW 141ST ST
004	433060	0335	10/29/04	\$215,000	1780	0	6	1947	3	10500	N	N	218 SW 144TH ST
004	433700	0205	4/18/04	\$262,950	1870	0	6	1943	4	8775	N	N	13823 1ST AVE SW
004	443760	0010	9/26/06	\$352,000	1900	0	6	1971	4	7200	N	N	13238 4TH AVE SW
004	114800	0055	8/1/05	\$260,000	1950	0	6	1947	4	8235	N	N	605 SW 134TH ST
004	433880	0155	8/25/06	\$339,950	1950	0	6	1944	5	8250	N	N	13639 6TH AVE SW
004	783580	0380	7/25/05	\$267,950	2000	0	6	1928	4	8401	N	N	840 SW 135TH ST
004	325640	0060	3/15/04	\$295,000	2090	0	6	1949	4	9240	N	N	13039 6TH PL SW
004	325640	0060	4/20/06	\$352,000	2090	0	6	1949	4	9240	N	N	13039 6TH PL SW
004	325640	0060	9/14/06	\$422,000	2090	0	6	1949	4	9240	N	N	13039 6TH PL SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
004	433880	0590	5/12/05	\$230,000	2180	0	6	1944	2	8760	N	N	13719 8TH AVE SW
004	433880	0590	10/5/06	\$357,500	2180	0	6	1944	2	8760	N	N	13719 8TH AVE SW
004	783580	0382	8/25/04	\$222,000	790	790	7	1960	4	9312	N	N	816 SW 135TH ST
004	783580	0382	2/22/05	\$239,900	790	790	7	1960	4	9312	N	N	816 SW 135TH ST
004	114800	0185	12/5/06	\$195,000	850	0	7	1958	3	8457	N	N	614 SW 136TH ST
004	433060	0066	4/27/04	\$206,200	900	430	7	1972	4	7280	N	N	14028 2ND AVE SW
004	339580	0760	10/14/05	\$249,000	900	0	7	1952	3	8100	N	N	13437 4TH AVE SW
004	433180	0132	4/27/04	\$182,500	970	0	7	1968	4	7140	N	N	616 SW 141ST ST
004	433180	0132	8/28/06	\$260,000	970	0	7	1968	4	7140	N	N	616 SW 141ST ST
004	166540	0045	6/20/06	\$182,667	1000	0	7	1952	3	7636	N	N	727 SW 146TH ST
004	182304	9199	10/27/06	\$400,000	1010	480	7	1959	4	9520	N	N	12927 4TH AVE SW
004	166740	0030	6/28/04	\$232,500	1030	0	7	1954	3	8418	N	N	627 SW 132ND ST
004	433100	0346	1/21/05	\$223,010	1080	0	7	1953	4	9450	N	N	820 SW 143RD ST
004	117060	0100	2/27/06	\$268,000	1080	0	7	1962	4	8435	N	N	727 SW 131ST ST
004	182304	9187	8/16/04	\$208,000	1090	0	7	1957	3	9450	N	N	820 SW 132ND ST
004	117060	0041	7/20/05	\$305,000	1090	440	7	1962	3	6930	N	N	708 SW 131ST ST
004	117060	0090	8/24/04	\$240,300	1100	0	7	1962	4	8460	N	N	721 SW 131ST ST
004	166740	0120	12/14/05	\$258,500	1110	0	7	1954	2	8296	N	N	641 SW 133RD ST
004	192304	9220	9/13/05	\$275,000	1120	0	7	1952	4	15300	N	N	14429 2ND AVE SW
004	339580	0490	9/22/05	\$359,000	1120	610	7	2001	3	4045	N	N	490 SW 134TH ST
004	117060	0060	10/3/05	\$394,900	1120	750	7	1962	4	9365	N	N	701 SW 131ST ST
004	166540	0110	12/5/05	\$287,000	1120	500	7	1952	4	9821	N	N	14648 7TH AVE SW
004	783580	0379	4/21/04	\$225,000	1130	0	7	1959	4	8700	N	N	809 SW 134TH ST
004	427300	0090	3/1/05	\$285,000	1140	960	7	1960	4	16180	N	N	610 SW 146TH ST
004	008400	0230	5/17/05	\$220,000	1140	0	7	1957	4	16875	N	N	231 SW 130TH ST
004	721200	0011	1/10/06	\$300,000	1150	1150	7	1962	3	11828	N	N	13016 2ND AVE SW
004	034980	0015	5/12/06	\$290,000	1150	1100	7	1961	3	9240	N	N	645 SW 128TH ST
004	427300	0005	4/26/04	\$189,950	1170	0	7	1954	4	8164	N	N	660 SW 144TH ST
004	114800	0015	6/2/05	\$303,000	1170	620	7	1960	4	8100	N	N	645 SW 134TH ST
004	427300	0020	6/7/05	\$299,888	1180	1080	7	1955	4	8178	N	N	638 SW 144TH PL
004	433060	0085	6/1/04	\$270,500	1190	0	7	1953	4	14300	N	N	103 SW 140TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
004	122500	0035	10/17/05	\$285,000	1190	0	7	1954	4	9823	N	N	14655 3RD AVE SW
004	120720	0005	6/26/06	\$349,000	1200	680	7	1959	4	10348	N	N	454 SW 129TH ST
004	166740	0060	11/22/06	\$315,000	1200	0	7	1954	3	7653	N	N	13223 6TH AVE SW
004	433100	0170	8/18/05	\$200,000	1210	0	7	1954	4	9750	N	N	404 SW 144TH ST
004	166540	0115	6/9/04	\$259,000	1220	0	7	1952	3	9724	N	N	14642 7TH AVE SW
004	182304	9278	7/23/04	\$218,500	1220	0	7	1960	3	20042	N	N	919 SW 130TH ST
004	166740	0170	1/24/05	\$220,000	1230	0	7	1954	4	8296	N	N	620 SW 134TH ST
004	182304	9200	2/22/06	\$351,500	1230	1230	7	1962	3	8400	N	N	430 SW 130TH ST
004	034980	0060	7/14/04	\$280,000	1250	1250	7	1960	3	8260	N	N	12824 8TH AVE SW
004	433100	0125	4/4/05	\$286,900	1250	1250	7	1951	4	14511	N	N	440 SW 143RD ST
004	122500	0055	9/12/05	\$261,500	1260	0	7	1953	4	9141	N	N	14629 3RD AVE SW
004	182304	9081	3/17/06	\$270,000	1260	0	7	1963	3	12389	N	N	13304 2ND PL SW
004	433100	0525	7/31/06	\$273,000	1260	180	7	1952	2	13725	N	N	831 SW 142ND ST
004	122500	0050	8/13/04	\$245,000	1270	0	7	1954	4	8330	N	N	14635 3RD AVE SW
004	008400	0250	11/2/04	\$220,000	1280	0	7	1942	4	13500	N	N	13021 2ND AVE SW
004	433100	0410	1/28/05	\$239,950	1280	0	7	1947	3	13325	N	N	14235 6TH AVE SW
004	339580	0565	5/25/06	\$360,000	1290	840	7	1941	4	10800	N	N	13239 4TH AVE SW
004	433180	0036	6/15/04	\$228,200	1300	1050	7	1966	3	10290	N	N	826 SW 141ST ST
004	120700	0015	12/19/05	\$389,000	1300	480	7	1956	4	8107	N	N	420 SW 129TH ST
004	034980	0010	4/26/04	\$250,000	1330	290	7	1961	3	6500	N	N	12810 8TH AVE SW
004	433060	0390	7/5/05	\$220,000	1350	0	7	1948	3	11674	N	N	14222 4TH AVE SW
004	120720	0010	5/18/05	\$350,000	1370	460	7	1958	4	10416	N	N	448 SW 129TH ST
004	339580	0485	10/20/05	\$272,000	1420	580	7	1959	3	8100	N	N	13250 5TH AVE SW
004	034980	0030	1/27/04	\$294,000	1440	1440	7	1960	4	9240	N	N	625 SW 128TH ST
004	034980	0030	7/31/06	\$407,500	1440	1440	7	1960	4	9240	N	N	625 SW 128TH ST
004	433060	0365	6/15/05	\$291,650	1450	640	7	1947	4	13300	N	N	223 SW 142ND ST
004	339580	0215	6/14/06	\$324,950	1470	0	7	2002	3	4060	N	N	13414 6TH AVE SW
004	427300	0130	12/19/05	\$210,000	1500	0	7	1953	4	8360	N	N	638 SW 145TH ST
004	433100	0265	1/25/05	\$254,950	1520	0	7	1949	4	7456	N	N	623 SW 143RD ST
004	679300	0070	4/29/04	\$252,000	1560	500	7	1967	3	7770	N	N	13010 8TH PL SW
004	433700	0200	7/18/05	\$289,000	1570	0	7	1943	4	8775	N	N	13817 1ST AVE SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	<b>Situs Address</b>
004	122500	0040	10/28/05	\$266,500	1570	0	7	1954	4	8330	N	N	14649 3RD AVE SW
004	433060	0426	12/4/06	\$265,000	1580	0	7	1954	4	9800	N	N	14223 2ND AVE SW
004	339580	0210	4/28/06	\$336,000	1600	0	7	2003	3	4060	N	N	13408 6TH AVE SW
004	166740	0105	6/27/06	\$285,000	1650	0	7	1954	3	8296	N	N	659 SW 133RD ST
004	433060	0045	6/27/06	\$329,950	1660	560	7	1954	4	7254	N	N	124 SW 142ND ST
004	182304	9246	5/20/04	\$233,500	1710	0	7	1967	3	7200	N	N	13224 3RD PL SW
004	721200	0030	12/9/04	\$218,150	1740	0	7	1961	4	7540	N	N	111 SW 130TH ST
004	721200	0030	3/16/06	\$261,950	1740	0	7	1961	4	7540	N	N	111 SW 130TH ST
004	182304	9252	10/7/04	\$239,500	1870	0	7	1968	3	7200	N	N	13302 3RD AVE SW
004	114800	0090	12/10/04	\$248,000	1890	0	7	1951	4	16200	N	N	640 SW 135TH ST
004	114800	0090	3/17/06	\$357,000	1890	0	7	1951	4	16200	N	N	640 SW 135TH ST
004	008400	0240	6/29/04	\$269,500	1910	0	7	2004	3	9452	N	N	13009 2ND AVE SW
004	433060	0315	6/13/05	\$282,500	2240	0	7	1946	4	10950	N	N	316 SW 144TH ST
004	433100	0271	9/1/06	\$445,000	2560	0	8	2003	3	7216	N	N	629 SW 143RD ST

***Improved Sales Removed from this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
001	011100	0066	6/28/04	\$71,000	DOR RATIO
001	011100	0165	8/19/04	\$147,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	011100	0185	5/11/05	\$285,000	SEGREGATION AND/OR MERGER
001	011100	0210	3/8/05	\$145,000	DOR RATIO
001	011100	0335	7/19/06	\$125,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
001	011100	0362	12/7/06	\$202,708	QUIT CLAIM DEED; STATEMENT TO DOR
001	079700	0037	5/17/06	\$49,310	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
001	079700	0039	8/2/06	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	079700	0055	12/29/05	\$310,000	ACTIVE PERMIT BEFORE SALE>25K
001	079700	0055	3/31/04	\$185,000	REMOD AFTER SALE
001	082304	9042	3/2/05	\$19,653	DOR RATIO
001	098500	0700	5/24/04	\$69,714	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
001	098500	0704	2/24/05	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	098500	0765	3/15/05	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	098500	1005	11/30/05	\$77,914	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
001	121500	0005	12/20/05	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
001	122550	0030	6/28/06	\$345,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	144640	2985	4/27/04	\$184,900	QUESTIONABLE PER SALES IDENTIFICATION
001	144640	3470	6/8/04	\$127,000	NON-REPRESENTATIVE SALE
001	144640	3630	1/23/04	\$100,000	DOR RATIO
001	144640	3990	4/28/06	\$188,391	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	144640	4025	9/20/04	\$123,250	Diagnostic Outlier
001	144640	4025	5/12/05	\$177,700	PARTIAL INTEREST (1/3, 1/2, Etc.)
001	144720	0080	7/21/06	\$117,667	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
001	162304	9071	3/30/06	\$15,400	DOR RATIO;PERS MH;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	162304	9071	3/2/05	\$120,000	PERS MH
001	162304	9071	6/26/06	\$138,600	PERS MH;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	172304	9033	4/5/06	\$100,000	DOR RATIO;IMP COUNT;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
001	172304	9065	5/2/05	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	172304	9102	10/27/04	\$262,000	PREVLAND<=25K
001	172304	9102	12/1/05	\$450,000	PREVLAND<=25K
001	172304	9163	9/27/06	\$119,850	DOR RATIO
001	172304	9177	9/29/06	\$86,210	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
001	172304	9200	4/6/04	\$22,500	DOR RATIO;%NETCOND;PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

001	172304	9200	4/14/04	\$22,500	DOR RATIO;%NETCOND;PREVIMP<=25K;QUIT CLAIM DEED
001	172304	9256	5/21/04	\$229,000	SEGREGATION AND/OR MERGER
001	172304	9274	6/10/04	\$110,000	DOR RATIO
001	172304	9283	10/23/06	\$94,421	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
001	172304	9283	10/20/06	\$45,423	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
001	172304	9365	7/13/04	\$192,000	RELOCATION - SALE BY SERVICE
001	172304	9365	7/8/04	\$192,000	RELOCATION - SALE TO SERVICE
001	172304	9400	1/3/06	\$217,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	172304	9409	7/5/06	\$149,557	DOR RATIO;QUIT CLAIM DEED
001	172304	9413	9/29/05	\$310,000	SEGREGATION AND/OR MERGER
001	172304	9427	4/23/04	\$108,818	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	172304	9436	5/4/05	\$125,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; STATEMENT TO DOR
001	172304	9437	2/19/04	\$222,000	REMOD AFTER SALE
001	172304	9443	11/17/06	\$352,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	172304	9466	2/2/06	\$242,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	172304	9493	2/23/05	\$75,500	DOR RATIO
001	172304	9521	5/25/05	\$215,000	MULTI-PARCEL SALE
001	172304	9521	4/13/06	\$317,000	MULTI-PARCEL SALE
001	172304	9537	2/22/05	\$370,000	IMP COUNT
001	172304	9602	9/18/06	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	172304	9606	8/30/04	\$75,000	DOR RATIO
001	176060	0023	11/24/04	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	176060	0024	11/6/06	\$364,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	202304	9008	8/9/06	\$20,077	DOR RATIO;STATEMENT TO DOR
001	202304	9056	5/2/06	\$255,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	202304	9252	11/6/06	\$290,000	Diagnostic Outlier
001	202304	9350	11/11/05	\$110,000	DOR RATIO
001	202304	9408	2/1/05	\$102,000	DOR RATIO
001	202304	9424	3/22/06	\$315,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	258440	0005	2/6/04	\$195,600	RELATED PARTY, FRIEND, OR NEIGHBOR
001	258880	0005	12/9/04	\$229,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	258880	0070	2/6/06	\$273,000	REMOD AFTER SALE
001	302820	0065	7/21/05	\$90,000	Diagnostic Outlier
001	302820	0077	8/24/04	\$97,594	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	302820	0077	11/16/04	\$81,109	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	302820	0077	11/16/04	\$81,109	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	302820	0121	4/19/06	\$164,391	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
001	336140	0210	5/5/05	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	336140	0218	6/13/04	\$84,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS

***Improved Sales Removed from this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

001	336140	0230	7/27/05	\$35,000	DOR RATIO;%NETCOND;PREVIMP<=25K
001	336140	0232	11/6/06	\$170,000	DIVORCE
001	336140	0375	8/5/05	\$155,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	336140	0515	9/25/06	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	336140	0600	1/30/06	\$218,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	336140	0795	7/22/05	\$337,450	DOR RATIO;PREVIMP<=25K
001	336140	0796	7/26/05	\$331,450	DOR RATIO;PREVIMP<=25K
001	336140	0797	8/11/05	\$336,950	DOR RATIO;PREVIMP<=25K
001	336140	0885	2/11/05	\$10,667	DOR RATIO
001	336140	0940	5/18/04	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	336140	1300	11/8/06	\$280,000	UNFIN AREA;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	336140	1455	6/21/06	\$280,000	SEGREGATION AND/OR MERGER
001	336140	1685	10/14/05	\$50,641	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
001	336140	1791	2/24/05	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	336140	1826	3/15/04	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	336140	1840	3/13/06	\$185,000	OBSOL
001	336140	1840	8/15/06	\$231,873	OBSOL
001	336140	1841	6/15/04	\$95,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
001	336140	1961	1/18/05	\$80,624	DOR RATIO;QUIT CLAIM DEED
001	336140	2035	8/16/05	\$189,001	EXEMPT FROM EXCISE TAX
001	382140	0070	1/9/06	\$97,875	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	417120	0055	5/14/06	\$65,579	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	603140	0065	1/2/04	\$145,000	EXEMPT FROM EXCISE TAX
001	603140	0130	1/13/04	\$150,000	IMP COUNT
001	638855	0170	9/22/05	\$415,000	QUESTIONABLE PER SALES IDENTIFICATION
001	719440	0050	5/17/06	\$310,000	GOVERNMENT AGENCY
001	746000	0010	6/25/04	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	801860	0165	10/19/04	\$305,000	IMP COUNT
001	801860	0222	8/25/06	\$185,000	OBSOL
001	801860	0265	8/17/05	\$261,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	801860	0433	5/26/04	\$173,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	801860	0433	2/16/06	\$296,650	RELATED PARTY, FRIEND, OR NEIGHBOR
001	801860	0551	10/27/04	\$100,000	CONTRACT OR CASH SALE
001	801860	0655	3/23/06	\$125,000	OBSOL;PREVIMP<=25K;STATEMENT TO DOR
001	801860	0975	9/20/04	\$105,000	%NETCOND;PREVIMP<=25K
001	801860	0975	3/18/05	\$214,000	%NETCOND;PREVIMP<=25K
001	801860	0975	5/31/06	\$260,000	%NETCOND;PREVIMP<=25K
001	801920	0090	1/25/06	\$110,320	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
001	801920	0090	3/29/04	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	801920	0120	5/23/05	\$171,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	801920	0325	11/9/06	\$175,000	%NETCOND;PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

001	801920	0425	1/10/05	\$159,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	801920	0635	5/21/04	\$294,950	RELATED PARTY, FRIEND, OR NEIGHBOR
001	801920	0769	3/12/04	\$77,038	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
001	801920	0875	10/31/05	\$274,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	801920	0965	4/22/04	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	931540	0120	2/11/05	\$90,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
001	955271	0020	11/30/05	\$289,950	DOR RATIO;PREVIMP<=25K
001	955271	0040	12/22/05	\$347,000	DOR RATIO;PREVIMP<=25K
002	062304	9020	4/12/06	\$415,000	OBSOL;RELATED PARTY, FRIEND, OR NEIGHBOR
002	062304	9025	1/11/05	\$197,161	EXEMPT FROM EXCISE TAX
002	062304	9086	10/1/04	\$78,814	DOR RATIO;QUIT CLAIM DEED
002	062304	9093	6/1/05	\$170,000	UNFIN AREA;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	062304	9107	11/8/04	\$151,000	Diagnostic Outlier
002	062304	9122	3/2/06	\$100,770	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	062304	9203	12/21/04	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	062304	9323	7/7/05	\$221,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	062304	9338	4/29/05	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	062304	9363	3/3/05	\$146,000	EXEMPT FROM EXCISE TAX
002	062304	9363	2/22/05	\$125,000	NON-REPRESENTATIVE SALE
002	062304	9393	7/20/04	\$100,000	DOR RATIO
002	062304	9398	8/22/05	\$160,000	PREVIMP<=25K
002	072304	9088	8/5/05	\$200,000	OBSOL
002	072304	9125	2/23/06	\$390,000	IMP COUNT
002	072304	9147	9/8/06	\$50,451	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	072304	9156	5/13/05	\$90,772	DOR RATIO;QUIT CLAIM DEED
002	072304	9186	2/25/05	\$179,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	072304	9209	2/2/05	\$21,270	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	072304	9219	2/12/04	\$67,195	DOR RATIO;QUIT CLAIM DEED
002	072304	9246	2/23/04	\$120,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	072304	9251	9/14/06	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	072304	9255	6/7/06	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	072304	9377	10/18/05	\$81,772	DOR RATIO;QUIT CLAIM DEED
002	072304	9389	5/5/05	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	072304	9411	5/30/06	\$106,939	PARTIAL INTEREST (1/3, 1/2, Etc.)
002	072304	9485	2/20/04	\$90,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
002	072304	9505	5/12/06	\$143,260	UNFIN AREA;QUIT CLAIM DEED; STATEMENT TO DOR
002	072304	9517	5/17/04	\$161,000	QUIT CLAIM DEED; STATEMENT TO DOR
002	072304	9577	11/3/06	\$69,521	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	079500	1700	10/12/04	\$110,000	NO MARKET EXPOSURE
002	079500	2065	9/22/06	\$272,000	%COMPL

***Improved Sales Removed from this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

002	079500	2310	2/6/04	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	079500	2330	8/30/05	\$145,000	Diagnostic Outlier
002	079500	2330	3/19/04	\$149,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	079500	2440	1/9/06	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	092000	0030	5/17/05	\$269,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	156460	0005	4/8/05	\$203,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	156460	0065	11/13/06	\$284,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	172180	0590	5/13/05	\$176,500	RELATED PARTY, FRIEND, OR NEIGHBOR
002	172180	0651	10/24/05	\$70,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	172180	0720	5/5/04	\$60,000	DOR RATIO;NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	172180	0955	6/14/04	\$193,559	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	172180	1162	3/10/04	\$60,000	DOR RATIO
002	172180	1162	11/29/05	\$310,000	QUESTIONABLE PER SALES IDENTIFICATION
002	172180	1350	10/24/06	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	172180	1459	9/1/06	\$282,000	REMOD AFTER SALE
002	172180	1460	3/11/05	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
002	172180	1460	9/5/06	\$282,500	REMOD AFTER SALE
002	172180	1515	8/13/04	\$240,000	PLOTTAGE
002	172180	1705	8/17/04	\$171,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	172180	1705	6/3/04	\$172,960	EXEMPT FROM EXCISE TAX
002	172180	1715	5/16/05	\$202,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	241460	0020	8/15/06	\$345,000	SEGREGATION AND/OR MERGER
002	241460	0027	11/1/04	\$105,000	NON-REPRESENTATIVE SALE
002	241460	0071	4/25/06	\$299,000	UNFIN AREA
002	241460	0165	3/17/06	\$60,000	DOR RATIO
002	241460	0220	11/24/04	\$49,943	DOR RATIO;QUIT CLAIM DEED
002	241460	0252	3/1/06	\$175,000	REMOD AFTER SALE
002	241460	0315	6/17/04	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	248270	0010	3/15/05	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	258680	0040	10/27/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	258680	0060	2/25/04	\$148,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	258680	0110	3/15/04	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	258680	0110	6/14/04	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	258680	0165	10/19/04	\$105,000	DOR RATIO;NO MARKET EXPOSURE
002	258680	0265	2/23/04	\$70,607	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
002	258680	0270	1/7/05	\$90,905	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	258680	0360	5/19/04	\$168,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	264180	0090	5/22/06	\$260,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
002	289860	0073	6/14/05	\$30,953	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
002	289860	0120	12/13/05	\$125,500	PREVIMP<=25K

***Improved Sales Removed from this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

002	289860	0230	2/17/06	\$99,047	DOR RATIO;QUIT CLAIM DEED
002	289920	0145	4/30/04	\$16,035	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
002	289920	0170	9/20/04	\$265,000	SEGREGATION AND/OR MERGER
002	316360	0120	2/14/06	\$188,000	REMOD AFTER SALE
002	316360	0120	11/8/06	\$278,000	REMOD AFTER SALE
002	316360	0130	5/9/06	\$115,873	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
002	316360	0340	11/1/06	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	327580	0010	5/17/05	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	345100	0180	9/27/06	\$420,500	Diagnostic Outlier
002	345100	0341	3/2/05	\$203,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	345100	0425	4/22/04	\$300,000	SEGREGATION AND/OR MERGER
002	351400	0050	6/30/04	\$247,430	NON-REPRESENTATIVE SALE
002	355080	0005	10/6/04	\$200,000	NON-REPRESENTATIVE SALE
002	374460	0070	6/23/06	\$490,000	UNFIN AREA
002	374460	0086	10/27/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	374460	0091	7/25/05	\$118,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	374460	0113	5/14/04	\$272,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE
002	374460	0143	4/15/05	\$125,000	DOR RATIO;QUIT CLAIM DEED
002	374460	0397	5/11/04	\$35,447	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	374460	0500	4/27/06	\$124,161	DOR RATIO
002	374460	0538	11/9/05	\$100,222	DOR RATIO;QUIT CLAIM DEED
002	374460	0606	2/14/05	\$380,000	SEGREGATION AND/OR MERGER; MULTI-PARCEL SALE
002	374460	0663	3/16/04	\$52,717	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	377430	0040	9/14/06	\$102,152	DOR RATIO
002	379400	0040	8/18/04	\$204,000	NON-REPRESENTATIVE SALE
002	384160	0030	10/26/04	\$189,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	384160	0035	5/24/05	\$95,000	DOR RATIO;MOBILE HOME; STATEMENT TO DOR
002	384160	0176	11/27/06	\$279,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	388380	0006	5/24/06	\$335,000	OBSOL
002	505580	0040	8/30/05	\$105,705	DOR RATIO;QUIT CLAIM DEED
002	505580	0085	8/15/05	\$162,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	505580	0100	6/23/05	\$234,950	UNFIN AREA
002	505580	0100	9/20/05	\$290,000	UNFIN AREA
002	514700	0040	1/2/04	\$151,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	514700	0085	2/19/04	\$143,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	514760	0060	2/26/04	\$152,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	514820	0025	6/17/04	\$183,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	514820	0060	7/27/05	\$93,388	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	514820	0060	10/3/06	\$107,127	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
002	526920	0010	6/30/06	\$244,939	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

***Improved Sales Removed from this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

002	526920	0020	7/16/04	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	620900	0156	8/6/04	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	620900	0170	1/16/04	\$225,000	IMP COUNT;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	634100	0221	9/26/06	\$277,680	EXEMPT FROM EXCISE TAX
002	634100	0222	7/29/05	\$450,000	IMP COUNT;OBSOL
002	636700	0020	6/25/04	\$278,300	IMP COUNT;IMP. CHARACTERISTICS CHANGED SINCE SALE
002	639500	0010	5/9/06	\$193,790	EXEMPT FROM EXCISE TAX
002	643300	0050	7/21/06	\$45,950	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
002	660100	0050	1/8/04	\$151,500	SELLING OR BUYING COSTS AFFECTING SALE PRICE
002	660100	0100	3/24/06	\$144,000	PREVIMP<=25K
002	662040	0070	3/25/04	\$161,000	NON-REPRESENTATIVE SALE
002	662040	0075	12/15/05	\$210,000	REMOD AFTER SALE
002	662040	0155	6/9/04	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	662040	0435	9/20/04	\$181,875	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
002	662040	0450	11/3/04	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	662040	0455	9/29/05	\$245,140	OBSOL;UNFIN AREA
002	662040	0698	10/27/04	\$82,500	Diagnostic Outlier
002	688380	0025	3/23/06	\$71,789	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	688380	0070	4/14/04	\$205,000	UNFIN AREA
002	752000	0241	7/19/05	\$169,000	REMOD AFTER SALE
002	752000	0470	5/3/04	\$149,000	CONTRACT OR CASH SALE
002	752000	0534	5/24/04	\$176,000	MULTI-PARCEL SALE
002	752000	0595	5/1/05	\$132,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	779660	0030	9/29/06	\$254,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	779680	0050	3/6/06	\$266,500	RELOCATION - SALE BY SERVICE
002	779680	0050	3/3/06	\$190,000	RELOCATION - SALE TO SERVICE
002	788960	0395	3/24/06	\$255,000	SEGREGATION AND/OR MERGER
002	788960	0445	7/15/04	\$35,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	788960	0520	12/8/04	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	788960	0725	6/15/04	\$200,350	CONTRACT OR CASH SALE
002	788960	0760	3/8/05	\$189,547	QUIT CLAIM DEED; STATEMENT TO DOR
002	788960	1020	4/21/06	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	788960	1095	6/15/06	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	788960	1465	5/25/04	\$145,000	DOR RATIO;TEAR DOWN; SEGREGATION AND/OR MERGER
002	788960	1475	9/28/05	\$268,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	788960	1540	9/20/04	\$227,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	788960	1551	3/7/05	\$144,000	UNFIN AREA
002	788960	1551	5/9/05	\$245,000	UNFIN AREA
002	788960	1890	10/17/06	\$151,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

002	788960	1950	2/11/04	\$159,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	788960	2034	3/24/05	\$18,000	DOR RATIO;QUIT CLAIM DEED
002	788960	2034	11/16/06	\$285,000	REMOD AFTER SALE
002	788960	2035	3/24/05	\$162,000	DOR RATIO
002	788960	2055	5/5/06	\$72,828	DOR RATIO;QUIT CLAIM DEED
002	796260	0055	10/25/04	\$58,400	DOR RATIO;QUIT CLAIM DEED
002	797320	1745	2/16/06	\$215,000	UNFIN AREA
002	797320	1750	5/14/04	\$82,000	PREVIMP<=25K;TEAR DOWN
002	797320	2165	8/10/05	\$205,000	TRADE
002	862760	0052	6/9/04	\$389,950	NON-REPRESENTATIVE SALE
002	886200	0030	4/16/04	\$171,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	886200	0040	2/20/04	\$162,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	938220	0110	8/18/05	\$320,000	MOBILE HOME; RELATED PARTY, FRIEND, OR NEIGHBOR
003	052304	9158	11/15/05	\$355,000	Diagnostic Outlier
003	079500	0315	8/26/04	\$130,000	NON-REPRESENTATIVE SALE
003	079500	0485	10/4/04	\$90,000	DOR RATIO;NON-REPRESENTATIVE SALE
003	079500	0510	11/2/05	\$71,271	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
003	079500	0795	4/2/04	\$65,000	DOR RATIO
003	079500	0865	2/10/06	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	079500	0915	7/30/04	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	079500	1039	6/28/04	\$80,000	DOR RATIO
003	079500	1040	6/28/04	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	079500	1050	11/6/06	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	079500	1050	11/8/04	\$201,000	SEGREGATION AND/OR MERGER
003	079500	1050	1/28/05	\$189,500	SEGREGATION AND/OR MERGER
003	079500	1276	7/1/05	\$205,624	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
003	079500	1360	2/2/06	\$145,800	%COMPL;NON-REPRESENTATIVE SALE
003	079500	1360	2/9/06	\$235,000	%COMPL;TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE
003	079500	1365	8/12/04	\$180,000	%COMPL;PREVIMP<=25K
003	079500	1450	8/24/04	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	079500	1675	1/10/05	\$189,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	079500	1675	11/5/04	\$161,180	EXEMPT FROM EXCISE TAX
003	079600	0170	7/20/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	079800	0216	4/22/04	\$245,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
003	079800	0280	3/29/05	\$209,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	079800	0357	3/11/04	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	079800	0640	9/18/06	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	144640	0200	7/26/04	\$173,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	144640	0230	3/10/04	\$80,500	DOR RATIO
003	144640	0450	12/2/06	\$298,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	144640	0500	8/25/05	\$55,721	DOR RATIO;QUIT CLAIM DEED
003	144640	0500	8/25/05	\$55,721	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed from this Annual Update Analysis**

**Area 23**

**(1 to 3 Unit Residences)**

003	144640	0530	4/1/04	\$229,000	UNFIN AREA
003	144640	0610	8/4/05	\$251,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	144640	0674	6/15/05	\$81,375	DOR RATIO
003	144640	0705	11/2/06	\$110,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	144640	0783	9/27/04	\$60,000	DOR RATIO
003	144640	1285	10/1/04	\$95,000	DOR RATIO
003	144640	1440	5/13/04	\$70,000	DOR RATIO;QUIT CLAIM DEED
003	144640	1555	8/11/06	\$113,433	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
003	144640	1760	1/6/05	\$149,000	NON-REPRESENTATIVE SALE
003	144640	1765	5/8/06	\$298,000	IMP COUNT
003	144640	1870	1/31/05	\$216,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	144640	2430	10/12/05	\$167,000	Diagnostic Outlier
003	144680	0136	4/13/05	\$115,000	DOR RATIO
003	144680	0200	1/10/05	\$275,000	SEGREGATION AND/OR MERGER
003	144680	0605	10/25/04	\$70,500	DOR RATIO;NON-REPRESENTATIVE SALE
003	144680	0605	10/25/04	\$100,000	NON-REPRESENTATIVE SALE
003	144680	0605	11/8/04	\$126,000	NON-REPRESENTATIVE SALE
003	144680	0730	7/13/06	\$125,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
003	144680	0905	2/28/06	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	144680	0955	4/28/04	\$209,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	144680	0985	1/25/04	\$47,500	DOR RATIO
003	144680	1055	3/9/06	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	144680	1055	12/6/05	\$158,621	EXEMPT FROM EXCISE TAX
003	144760	0150	9/1/04	\$278,000	UNFIN AREA
003	144760	0170	9/14/06	\$310,501	IMP COUNT
003	144760	0186	7/24/05	\$275,000	IMP COUNT
003	144760	0195	12/21/05	\$300,000	NO MARKET EXPOSURE; NON-PROFIT ORGANIZATION
003	144760	0195	12/15/05	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	144760	0250	3/18/05	\$300,000	Diagnostic Outlier
003	144760	0280	3/18/05	\$329,900	SEGREGATION AND/OR MERGER
003	144760	0282	10/30/06	\$549,950	Diagnostic Outlier
003	144760	0511	9/14/06	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	008400	0090	6/6/05	\$243,150	SEGREGATION AND/OR MERGER
004	008400	0195	10/20/05	\$131,215	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	008400	0391	5/14/04	\$168,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	034980	0045	2/4/04	\$188,000	BANKRUPTCY - RECEIVER OR TRUSTEE; STATEMENT TO DOR
004	114800	0045	7/13/04	\$173,145	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	114800	0140	10/17/05	\$250,000	IMP COUNT
004	114800	0190	11/14/06	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	117060	0021	9/28/05	\$91,010	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
004	122500	0010	2/4/04	\$207,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	166540	0105	2/25/05	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

004	166540	0195	3/23/04	\$197,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	166740	0035	10/13/04	\$193,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
004	166740	0040	5/2/06	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	182304	9044	1/12/06	\$335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	182304	9078	9/21/06	\$319,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	182304	9177	2/10/05	\$193,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	182304	9182	3/8/05	\$232,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	182304	9202	10/30/06	\$116,100	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	339580	0007	6/26/06	\$348,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	339580	0229	12/26/06	\$369,950	DOR RATIO;PREVIMP<=25K
004	339580	0485	7/28/05	\$235,124	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	339580	0505	1/23/04	\$48,500	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
004	339580	0555	1/31/05	\$205,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	427300	0065	7/23/04	\$193,000	NO MARKET EXPOSURE
004	427300	0080	7/27/06	\$316,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	433060	0140	12/9/06	\$211,000	QUIT CLAIM DEED
004	433060	0240	7/15/04	\$148,217	QUIT CLAIM DEED
004	433060	0345	10/13/04	\$100,500	DOR RATIO;NON-REPRESENTATIVE SALE
004	433100	0060	5/15/06	\$150,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
004	433100	0210	4/21/04	\$264,950	NON-PROFIT ORGANIZATION
004	433100	0270	8/19/04	\$194,000	NO MARKET EXPOSURE
004	433100	0320	5/27/04	\$246,000	IMP COUNT
004	433100	0440	1/4/06	\$287,000	UNFIN AREA
004	433100	0460	9/28/06	\$365,000	UNFIN AREA
004	433100	0576	9/15/06	\$300,000	OBSOL;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	433100	0605	2/11/05	\$163,000	EXEMPT FROM EXCISE TAX
004	433700	0240	3/1/04	\$185,450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	433700	0335	7/29/04	\$152,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	433700	0340	8/2/04	\$188,000	NO MARKET EXPOSURE
004	433700	0350	10/15/04	\$125,000	NON-REPRESENTATIVE SALE
004	433760	0005	1/28/04	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	433760	0085	6/11/04	\$105,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
004	433760	0150	12/23/04	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	433760	0240	6/7/04	\$166,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	433760	0260	9/25/06	\$378,500	IMP COUNT
004	433760	0265	2/9/04	\$183,500	RELATED PARTY, FRIEND, OR NEIGHBOR
004	433760	0300	8/24/06	\$70,585	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
004	433760	0300	7/28/04	\$212,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
004	433820	0155	7/25/06	\$78,927	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS

***Improved Sales Removed from this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

004	433820	0265	2/24/04	\$165,000	FORCED SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
004	433880	0045	3/17/05	\$238,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	433880	0135	4/28/04	\$135,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
004	433880	0465	6/26/05	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	433880	0495	8/24/06	\$269,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	433880	0500	6/15/05	\$219,900	BANKRUPTCY - RECEIVER OR TRUSTEE
004	433880	0500	3/11/05	\$1,997,156	DOR RATIO;EXEMPT FROM EXCISE TAX
004	433880	0535	10/18/06	\$213,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	670720	0090	3/8/06	\$288,000	OBSOL
004	670720	0095	3/8/06	\$185,000	Grade 3 Not enough Representation
004	783580	0375	3/19/04	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	783580	0380	1/30/04	\$200,000	FULL SALES PRICE NOT REPORTED; NO MARKET EXPOSURE
004	783580	0382	6/6/04	\$176,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Vacant Sales Used in this Annual Update Analysis**  
**Area 23**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
001	144720	0041	9/20/2004	\$68,000	21800	N	N
001	172304	9045	11/8/2006	\$600,000	161172	N	N
001	172304	9207	10/27/2005	\$75,000	10800	N	N
001	172304	9239	4/29/2005	\$78,000	7500	N	N
001	336140	1720	2/16/2006	\$75,000	11235	N	N
001	338811	0370	4/5/2004	\$25,000	7270	N	N
001	801860	0075	3/20/2006	\$25,000	13700	N	N
001	801860	0875	12/12/2006	\$40,000	15000	N	N
002	072304	9265	8/29/2006	\$145,000	8461	N	N
002	072304	9331	1/25/2006	\$97,500	7680	N	N
002	072304	9634	1/21/2004	\$75,000	7601	N	N
002	172180	1126	6/2/2005	\$50,000	2592	N	N
002	289860	0120	12/13/2005	\$125,500	7620	N	N
002	289920	0193	2/1/2005	\$104,950	6006	N	N
002	374460	0950	1/26/2006	\$320,000	36600	N	N
002	634100	0222	2/13/2004	\$140,000	9486	N	N
002	788960	1660	5/27/2005	\$87,000	3120	N	N
003	144640	0423	2/2/2004	\$50,000	6209	N	N
003	144640	1070	5/19/2004	\$75,000	6620	N	N
003	144640	2180	7/3/2006	\$30,000	32500	N	N
003	144680	0201	12/29/2006	\$105,000	6255	N	N
003	144680	0397	9/12/2006	\$120,000	5000	N	N
004	008400	0240	1/20/2004	\$65,000	9452	N	N

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 23**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
001	336140	1330	6/21/2006	\$170,000	Seg/Merge
002	072304	9174	5/23/2005	\$1,185,000	MULTI-PARCEL SALE;
002	072304	9331	1/17/2006	\$46,000	Outlier
002	172180	1525	8/13/2004	\$36,000	MULTI-PARCEL SALE;
002	788960	1665	5/27/2005	\$135,000	Tear Down
004	182304	9050	2/11/2004	\$190,000	Seg/Merge



**King County  
Department of Assessments**

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble  
Assessor**

**MEMORANDUM**

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature of "Scott Noble" in black ink.

SUBJECT: 2007 Revaluation for 2008 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr